



Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

Wednesday, 18 November 2015
commencing at 9.30am

The Council Chambers
35 Bloomfield Street
CLEVELAND QLD

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The Mayor is the Chair of the General Meeting. The following Portfolios are included in the General Meeting and Council's nominated spokesperson for that portfolio as follows:

PORTFOLIO	SPOKESPERSON
1. Office of the CEO (including Internal Audit)	Cr Mark Edwards
2. Organisational Services (excluding Internal Audit and Emergency Management)	Mayor Karen Williams
3. City Planning and Assessment	Cr Julie Talty
4. Community & Cultural Services, Environment & Regulation	Cr Lance Hewlett
5. Infrastructure & Operations	Cr Paul Gleeson
6. Emergency Management	Cr Alan Beard

1 DECLARATION OF OPENING

On establishing there is a quorum, the Mayor will declare the meeting open.

Recognition of the Traditional Owners

Council acknowledges the Quandamooka people who are the traditional custodians of the land on which we meet. Council also pays respect to their elders, past and present, and extend that respect to other indigenous Australians who are present.

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Motion is required to approve leave of absence for any Councillor absent from today's meeting.

3 DEVOTIONAL SEGMENT

Member of the Ministers' Fellowship will lead Council in a brief devotional segment.

4 RECOGNITION OF ACHIEVEMENT

Mayor to present any recognition of achievement items.

5 RECEIPT AND CONFIRMATION OF MINUTES

5.1 GENERAL MEETING MINUTES 4 NOVEMBER 2015

Motion is required to confirm the Minutes of the General Meeting of Council held on 4 November 2015.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

6.1 MAKING OF LOCAL LAWS – KOALA AREA MAPPING

At the General Meeting of 4 November 2015, Council resolved ‘...to ask the Chief Executive Officer to bring a report to Council at its next meeting, to pursue changes relating to the Animal Management (Amendment) Subordinate Local Law (No. 1) 2015 and the development and implementation of a city-wide behaviour change program, as outlined in the report to Council dated 7 October 2015; and with amendments to mapping based upon subsequent consultation with councillors.’

This item is listed as Item 11.2.2 on this agenda.

7 PUBLIC PARTICIPATION

In accordance with s.31 of POL-3127 Council Meeting Standing Orders:

1. In each meeting (other than special meetings), a period of 15 minutes may be made available by resolution to permit members of the public to address the local government on matters of public interest relating to the local government. This period may be extended by resolution.
 2. Priority will be given to members of the public who make written application to the CEO no later than 4.30pm two days before the meeting. A request may also be made to the chairperson, when invited to do so, at the commencement of the public participation period of the meeting.
 3. The time allocated to each speaker shall be a maximum of five minutes. The chairperson, at his/her discretion, has authority to withdraw the approval to address Council before the time period has elapsed.
 4. The chairperson will consider each application on its merits and may consider any relevant matter in his/her decision to allow or disallow a person to address the local government, e.g.
 - a) Whether the matter is of public interest;
 - b) The number of people who wish to address the meeting about the same subject
 - c) The number of times that a person, or anyone else, has addressed the local government previously about the matter;
 - d) The person’s behaviour at that or a previous meeting’ and
 - e) If the person has made a written application to address the meeting.
 5. Any person invited to address the meeting must:
 - a) State their name and suburb, or organisation they represent and the subject they wish to speak about;
 - b) Stand (unless unable to do so);
 - c) Act and speak with decorum;
 - d) Be respectful and courteous; and
 - e) Make no comments directed at any individual Council employee, Councillor or member of the public, ensuring that all comments relate to Council as a whole.
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8 PETITIONS AND PRESENTATIONS

Councillors may present petitions or make presentations under this section.

9 MOTION TO ALTER THE ORDER OF BUSINESS

The order of business may be altered for a particular meeting where the Councillors at that meeting pass a motion to that effect. Any motion to alter the order of business may be moved without notice.

10 DECLARATION OF MATERIAL PERSONAL INTEREST OR CONFLICT OF INTEREST ON ANY ITEMS OF BUSINESS

Councillors are reminded of their responsibilities in relation to a Councillor's material personal interest and conflict of interest at a meeting (for full details see sections 172 and 173 of the *Local Government Act 2009*). In summary:

If a Councillor has a material personal interest in a matter before the meeting:

The Councillor must—

- *inform the meeting of the Councillor's material personal interest in the matter; and*
- *leave the meeting room (including any area set aside for the public), and stay out of the meeting room while the matter is being discussed and voted on.*

The following information must be recorded in the minutes of the meeting, and on the local government's website—

- *the name of the Councillor who has the material personal interest, or possible material personal interest, in a matter;*
- *the nature of the material personal interest, or possible material personal interest, as described by the Councillor.*

A Councillor has a **material personal interest** in the matter if any of the following persons stands to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of the consideration of the matter at the meeting—

- (a) the Councillor;
- (b) a spouse of the Councillor;
- (c) a parent, child or sibling of the Councillor;
- (d) a partner of the Councillor;
- (e) an employer (other than a government entity) of the Councillor;
- (f) an entity (other than a government entity) of which the Councillor is a member;
- (g) another person prescribed under a regulation.

If a Councillor has a conflict of interest (a real conflict of interest), or could reasonably be taken to have a conflict of interest (a perceived conflict of interest) in a matter before the meeting:

The Councillor must—

- *deal with the real conflict of interest or perceived conflict of interest in a transparent and accountable way.*
- *Inform the meeting of—*
 - (a) *the Councillor's personal interests in the matter; and*
 - (b) *if the Councillor participates in the meeting in relation to the matter, how the Councillor intends to deal with the real or perceived conflict of interest.*

The following must be recorded in the minutes of the meeting, and on the local government's website—

- (a) the name of the Councillor who has the real or perceived conflict of interest;*
- (b) the nature of the personal interest, as described by the Councillor;*
- (c) how the Councillor dealt with the real or perceived conflict of interest;*
- (d) if the Councillor voted on the matter—how the Councillor voted on the matter;*
- (e) how the majority of persons who were entitled to vote at the meeting voted on the matter.*

*A **conflict of interest** is a conflict between—*

- (a) a Councillor's personal interests (including personal interests arising from the Councillor's relationships, for example); and*
- (b) the public interest;*

that might lead to a decision that is contrary to the public interest.

11 REPORTS TO COUNCIL**11.1 PORTFOLIO 1 (CR MARK EDWARDS)****OFFICE OF CEO (INCLUDING INTERNAL AUDIT)****11.1.1 REPORT OF THE AUDIT COMMITTEE MEETING**

Objective Reference: A305915
Reports and Attachments (Archives)

Attachment: [Audit Committee Minutes – 15 October 2015](#)

Authorising Officer: 
Nick Clarke
General Manager Organisational Services

Responsible Officer/Author: Siggie Covill
Group Manager Internal Audit

PURPOSE

The purpose of this report is to present the minutes of the Audit Committee meeting on 15 October 2015 to Council for adoption in accordance with Section 211 of the *Local Government Regulation 2012*.

BACKGROUND

The primary objective of the Audit Committee is to assist Council in fulfilling its corporate governance role and oversight of financial measurement and reporting responsibilities imposed under the *Local Government Act 2009*, the *Financial Accountability Act 2009* and other relevant legislation.

To fulfil this objective and in order to enhance the ability of Councillors to discharge their legal responsibility, it is necessary that a written report is presented to Council as soon as practicable after a meeting of the Audit Committee about the matters reviewed at the meeting and the committee's recommendations about these matters.

ISSUES

Please refer to the attached Minutes of the Audit Committee meeting held on 15 October 2015.

STRATEGIC IMPLICATIONS**Legislative Requirements**

Requirements from the *Local Government Act 2009*, the *Local Government Regulation 2012* and the *Financial Accountability Act 2009* have been taken into account during the preparation of this report.

Risk Management

There are no opportunities or risks for Council resulting from this report.

Financial

There are no financial implications impacting Council as a result of this report.

People

There are no implications on people as a result of this report.

Environmental

There are no environmental implications resulting from this report.

Social

There are no social implications as a result of this report.

Alignment with Council's Policy and Plans

Relationship to Corporate Plan: 8. Inclusive and ethical governance

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision-making to achieve the community's Redlands 2030 vision and goals.

8.4 A continuous improvement focus underpins the organisation, creating a supportive environment for ideas and positive, well-managed change that enhances internal and external outcomes.

CONSULTATION

The Audit Committee minutes are presented for confirmation as a true and accurate record of proceedings at its next meeting.

OPTIONS

1. That Council accepts this report, which summarises the issues discussed at the Audit Committee meeting of 15 October 2015;
2. That Council accepts this report and requests additional information; or
3. That Council not accepts this report and requests an alternative method of reporting.

OFFICER'S RECOMMENDATION

That Council resolves to accept this report, which summarises the issues discussed at the Audit Committee Meeting of 15 October 2015.



Redland
CITY COUNCIL

MINUTES

AUDIT COMMITTEE MEETING

Thursday, 15 October 2015

**Council Chambers
1st floor Administration Building
Bloomfield Street Cleveland QLD 4163**

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Attachment

1 DECLARATION OF OPENING

The Chairperson declared the meeting open at 9.36 am.

2 RECORD OF ATTENDANCE AND APOLOGIES

Membership:

Cr Mark Edwards	Chairperson
Mr Virendra Dua	External Member
Mr Peter Dowling	External Member

Secretary:

Ms Siggie Covill	Group Manager Internal Audit
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Invitees:

Mr Bill Lyon	Chief Executive Officer
Ms Louise Rusan	General Manager Community and Customer Services
Mr Gary Soutar	General Manager Infrastructure and Operations
Mr Nick Clarke	General Manager Organisational Services
Ms Linnet Batz	Chief Financial Officer
Mr Andrew Ross	General Counsel
Ms Jo Jones	Acting Group Manager Corporate Governance
Ms Liz Connolly	Portfolio Director
Mr Glynn Henderson	Chief Information Officer
Mr Jose Manterola	Service Manager Analytical Services
Mr Peter Gould	Service Manager Workplace Health, Safety & Wellbeing
Ms Leandri Brown	Finance Manager Corporate Finance
Mr Kailesh Naidu	Senior Internal Auditor
Mr Dale Hassell	Queensland Audit Office
Mr Martin Power	Bentleys – SAC Audit Representative
Ms Ashley Carle	Bentleys – DAO Audit Representative

Minutes:

Ms Charmaine Shakespeare	MA to General Manager Organisational Services
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Apologies:

Cr Karen Williams	Mayor
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3 RECEIPT AND CONFIRMATION OF MINUTES

The minutes of the Audit Committee meeting of 10 September 2015 were confirmed as correct.

3.1 BUSINESS ARISING FROM PREVIOUS MINUTES

Business arising from the minutes of 16 July 2015 and 10 September 2015 meeting of this committee was presented.

16 July 2015:

- 3.1.1 As per Item 3.1 (Business Arising From Previous Minutes) the Committee requested that (1) the Project Management Framework: (i) trial incorporates end customer impact analysis with robust end-to-end testing, and (ii) wording be updated to include process to submit request for additional funds at the time an

overspend is first identified; and (2) Corporate Governance investigates options and costs to Council relating to public liability insurance requirements for third party leasing arrangements.

- *Briefing notes provided for (1) and (2)*

3.1.2 As per Item 5.1 (End of Month Financial Reports) the Committee noted that it would find it useful to have comparative figures incorporated into the statement of cash flows.

- *Refer Item 5.1*

3.1.3 As per Item 5.3 (Asset Valuations) the Committee requested that the Chief Financial Officer liaises with Bentleys and the QAO in a timely manner to agree the treatments being applied to certain assets.

- *Refer Item 5.3*

3.1.4 As per Item 6 (Quarterly Compliance Surveys) the Committee requested that a framework be prepared to manage and monitor compliance and to show accountability and controls.

10 September 2015:

3.1.5 As per Item 4.1 (Draft Annual Financial Statements) the Committee requested that (1) the Service Manager Corporate Finance provides information about the City Defined Benefit Fund to the Committee, and (2) the Chief Financial Officer circulates the QTC report to the Committee.

- *(1) and (2) circulated via email on 11 September 2015*

COMMITTEE DECISION

1. That the Audit Committee notes the receipt and confirmation of the prior minutes and updates as presented; and
2. That the Group Manager Corporate Governance continues further investigations regarding options and costs to Council relating to public liability insurance requirements for third party leasing arrangements.

4 UPDATE FROM THE CHIEF EXECUTIVE OFFICER

4.1 GENERAL COUNCIL MATTERS

The Chief Executive Officer reported to the Audit Committee on notable matters.

4.2 CAPITAL AND OPERATIONAL ADVISORY PANEL

The Chief Executive Officer updated the Audit Committee on progress of the Capital and Operational Advisory Panel.

4.3 REDLAND INVESTMENT CORPORATION

The Chief Executive Officer updated the Audit Committee on progress of the Redland Investment Corporation.

Meeting suspended at 9.46 am for emergency evacuation.

Meeting resumed at 10.23 am.

COMMITTEE DECISION

That the Audit Committee notes the report and updates as presented.

5 COUNCIL FINANCIAL REPORTS**5.1 END OF MONTH FINANCIAL REPORTS**

Council's end of month reports for June (interim), July and August 2015 were presented to the Audit Committee.

COMMITTEE DECISION

That the Audit Committee notes the financial reports as presented.

5.2 ANNUAL FINANCIAL STATEMENTS

The audited draft annual financial statements for the year ended 30 June 2015 were presented to the Audit Committee for information.

COMMITTEE DECISION

That the Audit Committee notes the financial statements as presented.

5.3 ASSET VALUATIONS

The Chief Financial Officer presented an update on the asset valuations planned to the Audit Committee.

COMMITTEE DECISION

That the Audit Committee notes the update as presented.

6 QUARTERLY COMPLIANCE SURVEYS

The quarterly compliance surveys for the June 2015 quarter were presented to the Audit Committee.

COMMITTEE DECISION

That the Audit Committee notes the quarterly compliance survey as presented.

7 INTERNAL AUDIT PLAN**7.1 AUDIT PLAN STATUS**

The status of the Audit Plan 2015/2016 was presented to the Committee for noting.

COMMITTEE DECISION

That the Audit Committee notes the status of the Audit Plan as presented.

8 INTERNAL AUDIT REPORTS

The following reports were presented for Audit Committee consideration:

8.1 OFFICE OF THE CEO

- Tender Process

8.2 COMMUNITY AND CUSTOMER SERVICES

- Commercial Lease Management

8.3 INFRASTRUCTURE AND OPERATIONS

- Revenue Cycle - RecycleWorld

COMMITTEE DECISION

That the Audit Committee notes the reports as presented.

9 AUDIT RECOMMENDATIONS DUE FOR IMPLEMENTATION

9.1 INTERNAL AUDIT RECOMMENDATIONS

The Group Manager Internal Audit presented a progress report on audit recommendations due for implementation to the Committee. The General Manager Organisational Services provided an update on the monthly scorecard changes.

COMMITTEE DECISION

That the Audit Committee notes the report and update as presented.

10 UPDATE FROM EXTERNAL AUDITORS

Bentleys presented their Closing Report for the Year Ended 30 June 2015 and update to the Committee.

COMMITTEE DECISION

- 1. That the Audit Committee notes the update and document as presented; and**
- 2. That the educational phase of the implementation of the PMO includes advice on reporting to auditors as a requirement, and managing and closing off of projects.**

11 OTHER BUSINESS

11.1 FRAUD AND CORRUPTION PREVENTION

The Group Manager Internal Audit presented an update on the implementation of the Fraud and Corruption Prevention Framework to the Committee.

COMMITTEE DECISION

That the Audit Committee notes the update as presented.

11.2 CHANGES TO STRATEGIC AND OPERATIONAL RISKS

The Acting Group Manager Corporate Governance updated the Committee on changes to the strategic and operational risks during the quarter.

COMMITTEE DECISION

That the Audit Committee notes the update as presented.

11.3 COMPLAINTS MANAGEMENT

The General Counsel presented an update on administrative action complaints for the quarter.

COMMITTEE DECISION

That the Audit Committee notes the update as presented.

11.4 PROCUREMENT UPDATE

The General Counsel provided an update on Council's procurement.

COMMITTEE DECISION

- 1. That the Audit Committee notes the update as presented; and**
- 2. That procurement reporting be continued on a quarterly basis, keeping comparisons with previous years.**

11.5 WORKPLACE HEALTH AND SAFETY

The Service Manager Workplace Health, Safety & Wellbeing presented an update to the Committee.

COMMITTEE DECISION

That the Audit Committee notes the update as presented.

11.6 BUSINESS INTELLIGENCE

The Chief Information Officer presented to the Committee on the Business Intelligence Project.

COMMITTEE DECISION

That the Audit Committee notes the report as presented.

The meeting closed at 11.52 pm.

11.1.2 2015-16 FIRST QUARTER BUDGET REVIEW

Objective Reference: A348281
Reports and Attachments (Archives)

Attachment: [2015-16 First Budget Review](#)



Authorising Officer:
Linnet Batz
Chief Financial Officer

Responsible Officer: Deborah Corbett-Hall
Finance Manager Financial Planning

Report Author: Katharine McCarthy
Budget and Systems Manager

PURPOSE

This report outlines the budgeted financial position following the first four months of 2015-16 service delivery. It also presents the revised budgeted position of Council including requested budget amendments for 2015-16.

Attached to this report are the following details:

- Revised Key Performance Indicators (KPIs) for 2015-16;
- Revised 2015-16 Statement of Comprehensive Income;
- Revised 2015-16 Statement of Financial Position;
- Revised 2015-16 Statement of Cash Flows; and
- Revised 2015-16 Operating, Capital Funding and Other Items Statements.

It is propose that Council resolves to adopt the revised budget for 2015-16 at Redland City Council (RCC) level. In addition to this and in accordance with the *Local Government Regulation 2012*, it is proposed that Council resolve to adopt the Redland Water and RedWaste commercial business financial statements that are presented in the attached documentation. The relevant pages are outlined within the Officer's Recommendation in this report.

BACKGROUND

Council adopted its 2015-16 budget at the Special Meeting held on 25 June 2015. This report presents a review of the 2015-16 revised budget following the first four months of 2015-16 service delivery. As part of Council's financial management framework, comprehensive formal budget reviews are undertaken across all groups within each department.

The first formal budget review usually builds on the previous carryover review of the budget and amends previous forecasts. It also includes new submissions based on previously unknown circumstances or information pertaining to the original budget submissions.

Council previously revised the 2015-16 budget on 9 September 2015 to include any capital carryover funding and expenditure from 2014-15 to 2015-16.

ISSUES

The proposed variations to the 2015-16 budget are outlined in the financial statements included in the attachment.

STRATEGIC IMPLICATIONS

Legislative Requirements

This proposed budget review is in alignment with the *Local Government Act 2009* and the *Local Government Regulation 2012*. Section 170 of the *Local Government Regulation 2012* permits a local government to amend the budget for a financial year at any time before the end of the financial year.

Risk Management

Council officers monitor budget to actual expenditure on a regular basis and adjust permanent variances when applicable. Council's financial performance and position is reported on a monthly basis.

Financial

This recommendation requires a change to the current year's adopted budget and the accompanying attachments outline the major movements surrounding this review as well as the projected financial statements forecast to 30 June 2016.

This proposed budget review indicates that Council will increase the operating surplus by \$156K to \$263K. The cash forecast position for the end of 2015-16 has increased to \$97M due to an increase in grants received and developer contributions along with a reduction to bulk water purchase costs and a reduction in the capital program.

All but two of the Key Performance Indicators have been met. Those outside the target range as a result of the budget submissions are the Operating Performance Ratio which is due in the main to Council's creation of the Redland Investment Corporation (RIC). Previous land sales were operating whereas RIC returns are classified as investing. The Asset Sustainability Ratio is also below target from a reduction in the capital program and the proportion of renewal to non-renewal projects.

People

The attached report updates the budget at an organisational level for 2015-16 following submissions from business areas. Specific impacts to people may result from the budget adjustments and will be worked through at a team, unit, and group level in accordance with Council's policies and people strategy (when and if they arise).

Environmental

The attached report updates the budget at an organisational level for 2015-16 following submissions from business areas. Specific impacts to the environment that may result from the budget adjustments will be worked through at a team, unit and group level in accordance with Council's policies and environmental framework (when and if they arise).

Social

The attached report updates the budget at an organisational level for 2015-16 following submissions from business areas. Specific impacts to people may result from the budget adjustments will be worked through at a team, unit and group level in accordance with Council's policies and social framework (when and if they arise).

Alignment with Council's Policy and Plans

This report has a relationship with the following items of the 2015-2020 Corporate Plan:

8. **Inclusive and Ethical Governance:** Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision-making to achieve the community's Redlands 2030 vision and goals.
- 8.2 Council produces and delivers against sustainable financial forecasts as a result of best practice Capital and Asset Management plans that guide project planning and service delivery across the city.

CONSULTATION

Group managers in consultation with the Executive Leadership Team (ELT) undertook the development of this budget review. Councillors reviewed the budget amendments in a workshop held with ELT on 2 November 2015.

OPTIONS

Option One

That Council resolves to adopt the Revised Budget for 2015-16 at Redland City Council (RCC) level which refers to the following (refer attachment):

1. RCC Statement of Comprehensive Income – page 2;
2. RCC Statement of Financial Position – page 3;
3. RCC Statement of Cash Flows – page 4;
4. RCC Operating and Capital Funding Statement – page 5; and
5. To meet the requirements of the *Local Government Regulation 2012*, adopt the Redland Water and RedWaste Operating and Capital Funding Statements (pages 11 and 12 respectively).

Option Two

That Council resolves to not adopt the revised budget for 2015-16 as presented in the Officer's Recommendation.

OFFICER'S RECOMMENDATION

That Council resolves to adopt the Revised Budget for 2015-16 at Redland City Council (RCC) level which refers to the following (refer attachment):

- 1. RCC Statement of Comprehensive Income – page 2;**
- 2. RCC Statement of Financial Position – page 3;**
- 3. RCC Statement of Cash Flows – page 4;**

4. **RCC Operating and Capital Funding Statement – page 5; and**
5. **To meet the requirements of the *Local Government Regulation 2012*, adopt the Redland Water and RedWaste Operating and Capital Funding Statements (pages 11 and 12 respectively).**



Redland
CITY COUNCIL

**General Meeting
18 November 2015**

First Budget Review 2015-16

The statements enclosed are for the parent entity Redland City Council (investment in RIC is included). Group consolidated financials will be presented as part of Council's Annual Financial Statements each year.

Financial Stability and Sustainability Ratios	Original Budget 2015-16	Current Revised Budget 2015-16	First Budget Review 2015-16
Level of dependence on General Rate Revenue Threshold set < 37.5%	33.58%	33.58%	33.54%
Ability to pay our bills - Current Ratio Target between 1.1 and 4.1	2.98	3.07	3.44
Ability to repay our debt - Debt Servicing Ratio (%) Target less than or equal to 10%	3.34%	3.34%	3.31%
Cash Balance \$M Target greater than or equal to \$40m	61.896	84.967	97.201
Cash Balances - cash capacity in months Target 3 to 4 months	3.86	5.30	5.89
Longer term financial stability - debt to asset ratio (%) Target less than or equal to 10%	2.24%	2.21%	2.06%
Operating Performance Target greater than or equal to 20%	18.08%	18.08%	16.81%
Operating Surplus Ratio Target between 0% and 10%	0.04%	0.04%	0.11%
Net Financial Liabilities Target less than 60%*	-2.13%	-4.49%	-13.07%
Interest Coverage Ratio Target between 0% and 5%**	-0.04%	-0.04%	-0.12%
Asset Sustainability Ratio Target greater than 90%	76.54%	92.21%	73.06%

* The net financial liabilities ratio exceeds the target range when current assets are greater than total liabilities (and the ratio is negative)

** The interest coverage ratio exceeds the target range when interest revenue is greater than interest expense (and the ratio is negative)

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Recurrent revenue				
Rates, levies and charges	207,421	207,421	700	208,121
Fees and charges	11,638	11,638	697	12,335
Rental Income	890	890	85	975
Interest received	3,355	3,355	200	3,555
Investment returns	3,234	3,234	-	3,234
Sales revenue	3,385	3,385	300	3,685
Other income	645	645	-	645
Grants, subsidies and contributions	7,584	7,584	374	7,959
Total recurrent revenue	238,152	238,152	2,356	240,509
Capital revenue				
Grants, subsidies and contributions	13,176	13,176	6,458	19,634
Non-cash contributions	3,079	3,079	-	3,079
Total capital revenue	16,255	16,255	6,458	22,713
TOTAL INCOME	254,407	254,407	8,814	263,222
Recurrent expenses				
Employee benefits	(77,404)	(77,404)	(994)	(78,398)
Materials and services	(106,010)	(106,010)	(2,044)	(108,054)
Finance costs	(4,657)	(4,657)	837	(3,820)
Depreciation and amortisation	(49,975)	(49,975)	-	(49,975)
Total recurrent expenses	(238,046)	(238,046)	(2,201)	(240,247)
Capital expenses				
(Gain)/Loss on disposal of non-current assets	(412)	(412)	-	(412)
Restoration and rehabilitation provision expense	-	-	-	-
Total capital expenses	(412)	(412)	-	(412)
TOTAL EXPENSES	(238,458)	(238,458)	(2,201)	(240,659)
NET RESULT	15,949	15,949	6,613	22,563
Other comprehensive income/(loss)				
Items that will not be reclassified to a net result				
Revaluation of property, plant and equipment	-	-	-	-
TOTAL COMPREHENSIVE INCOME	15,949	15,949	6,613	22,563



Redland City Council

Statement of Financial Position Forecast as at 30 June 2016

	Original Budget 2015-16 (\$000s)	Actual Opening Balance 2015-16 (\$000s)	Budgeted Movement 2015-16 (\$000s)	First Budget Review Proposed Movements (\$000s)	Proposed Revised Budget 2015-16 (\$000s)
CURRENT ASSETS					
Cash and cash equivalents	61,896	121,327	(36,360)	12,234	97,201
Trade and other receivables	26,046	25,017	-	-	25,017
Inventories	845	774	-	-	774
Non-current assets held for sale	354	10,212	(8,903)	-	1,309
Other current assets	1,154	1,104	-	-	1,104
Total current assets	90,295	158,434	(45,263)	12,234	125,404
NON-CURRENT ASSETS					
Investment property	893	956	-	-	956
Property, plant and equipment	2,118,731	2,241,265	44,011	(8,217)	2,277,059
Intangible assets	916	3,606	(767)	-	2,839
Other financial assets	73	73	-	-	73
Investment in other entities	10,063	1,160	8,903	-	10,063
Total non-current assets	2,130,676	2,247,060	52,147	(8,217)	2,290,990
TOTAL ASSETS	2,220,971	2,405,494	6,884	4,017	2,416,395
CURRENT LIABILITIES					
Trade and other payables *	15,369	21,603	(1,554)	-	20,050
Borrowings	5,559	4,482	-	-	4,482
Provisions *	8,053	14,592	(2,964)	(3,207)	8,422
Other current liabilities	1,282	2,694	-	835	3,529
Total current liabilities	30,263	43,371	(4,518)	(2,372)	36,481
NON-CURRENT LIABILITIES					
Borrowings	44,200	49,973	(4,696)	-	45,277
Provisions	10,769	12,285	148	(224)	12,209
Total non-current liabilities	54,969	62,258	(4,548)	(224)	57,487
TOTAL LIABILITIES	85,232	105,629	(9,065)	(2,596)	93,968
NET COMMUNITY ASSETS	2,135,739	2,299,865	15,949	6,613	2,322,427
COMMUNITY EQUITY					
Asset revaluation surplus	668,685	827,411	-	-	827,411
Retained surplus	1,415,250	1,394,621	42,087	(10,214)	1,426,495
Constrained cash reserves	51,804	77,833	(26,138)	16,826	68,521
TOTAL COMMUNITY EQUITY	2,135,739	2,299,865	15,949	6,613	2,322,427

* Transfer between line items to align to QAO categorisation of employee benefits

Statement of Cash Flows

Forecast for the year ending June 2016

	Original Budgeted Cash Flow 2015-16 (\$000s)	Revised Budget Adj. Cash Opening Bal from 2014-15 (\$000s)	Proposed Movement First Budget Review (\$000s)	Proposed Revised Budget 2015-16 (\$000s)
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	223,088	223,088	1,650	224,738
Payments to suppliers and employees	(189,183)	(189,183)	(5,632)	(194,815)
	33,905	33,905	(3,982)	29,923
Interest received	3,355	3,355	200	3,555
Rental income	890	890	85	975
Non-capital grants and contributions	7,584	7,584	1,256	8,840
Borrowing costs	(3,257)	(3,257)	-	(3,257)
Other cash flows from operating activities	-	-	-	-
Net cash inflow from operating activities	42,477	42,477	(2,441)	40,037
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for property, plant and equipment	(77,998)	(92,267)	8,217	(84,051)
Payments for intangible assets	(100)	-	-	-
Proceeds from sale of property, plant and equipment	1,716	1,716	-	1,716
Capital grants, subsidies and contributions	13,176	13,176	6,458	19,634
Other cash flows from investing activities	3,234	3,234	-	3,234
Net cash outflow from investing activities	(59,972)	(74,142)	14,674	(59,467)
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds of borrowings	-	-	-	-
Repayment of borrowings	(4,696)	(4,696)	-	(4,696)
Net cash inflow from financing activities	(4,696)	(4,696)	-	(4,696)
Net Increase / (Decrease) in Cash Held	(22,191)	(36,360)	12,234	(24,127)
Cash and cash equivalents at the beginning of the year	84,087	121,327		121,327
Cash and cash equivalents at the end of the financial year	61,896	84,967	12,234	97,201

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Revenue				
Rates charges	82,760	82,760	700	83,460
Levies and utility charges	128,121	128,121	-	128,121
<i>Less: Pensioner remissions and rebates</i>	(3,460)	(3,461)	-	(3,461)
Fees and charges	11,638	11,638	697	12,335
Operating grants and subsidies	7,053	7,053	374	7,427
Operating contributions and donations	531	531	-	531
Interest external	3,355	3,355	200	3,555
Investment returns	3,234	3,234	-	3,234
Other Revenue	4,920	4,920	385	5,305
Total revenue	238,152	238,152	2,356	240,509
Expenses				
Employee benefits	77,404	77,404	994	78,398
Materials and services	106,542	106,542	2,044	108,586
Finance costs other	1,400	1,400	(837)	563
Other expenditure	347	347	-	347
Net Internal Costs	(879)	(879)	-	(879)
Total expenses	184,814	184,814	2,201	187,014
Earnings before interest, tax and depreciation (EBITD)	53,338	53,338	156	53,495
Interest expense	3,257	3,257	-	3,257
Depreciation and amortisation	49,975	49,975	-	49,975
OPERATING SURPLUS/(DEFICIT)	106	106	156	263

Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Proposed sources of capital funding				
Capital contributions and donations	6,133	6,133	3,860	9,993
Capital grants and subsidies	7,043	7,043	2,598	9,641
Proceeds on disposal of non-current assets	1,716	1,716	-	1,716
Capital transfers (to) from reserves	14,566	26,760	(17,419)	9,341
Non-cash contributions	3,079	3,079	-	3,079
New loans	-	-	-	-
Funding from general revenue	53,336	55,311	2,745	58,056
Total sources of capital funding	85,873	100,042	(8,217)	91,825
Proposed application of capital funds				
Contributed assets	3,079	3,079	-	3,079
Capitalised goods and services	72,366	86,535	(7,124)	79,411
Capitalised employee costs	5,732	5,732	(1,093)	4,639
Loan redemption	4,696	4,696	-	4,696
Total application of capital funds	85,873	100,042	(8,217)	91,825
Other budgeted items				
Transfers to constrained operating reserves	(11,131)	(11,131)	-	(11,131)
Transfers from constrained operating reserves	10,509	10,509	593	11,101
WDV of assets disposed	2,128	2,128	-	2,128
Tax and Dividends	-	-	-	-
Internal Capital Structure Financing	-	-	-	-

CEO Group

Operating Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Revenue				
Rates charges	82,760	82,760	700	83,460
Levies and utility charges	179	179	-	179
<i>Less: Pensioner remissions and rebates</i>	(2,791)	(2,791)	-	(2,791)
Fees and charges	585	585	-	585
Operating grants and subsidies	5,181	5,181	-	5,181
Operating contributions and donations	-	-	-	-
Interest external	2,204	2,204	300	2,504
Investment returns	3,234	3,234	-	3,234
Other Revenue	343	343	-	343
Total revenue	91,696	91,696	1,000	92,696
Expenses				
Employee benefits	10,763	10,758	211	10,969
Materials and services	4,887	4,887	29	4,916
Finance costs other	298	298	-	298
Other expenditure	142	142	-	142
Net Internal Costs	(4,184)	(4,184)	-	(4,184)
Total expenses	11,905	11,901	240	12,141
Earnings before interest, tax and depreciation (EBITD)	79,791	79,795	760	80,555
Interest expense	3,215	3,215	-	3,215
Depreciation and amortisation	30	30	-	30
OPERATING SURPLUS/(DEFICIT)	76,546	76,550	760	77,310

Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Proposed sources of capital funding				
Capital contributions and donations	-	-	-	-
Capital grants and subsidies	-	-	-	-
Proceeds on disposal of non-current assets	-	-	-	-
Capital transfers (to) from reserves	11,000	11,000	(11,000)	-
Non-cash contributions	-	-	-	-
New loans	-	-	-	-
Funding from general revenue	(5,722)	(5,502)	11,000	5,498
Total sources of capital funding	5,278	5,498	-	5,498
Proposed application of capital funds				
Contributed assets	-	-	-	-
Capitalised goods and services	337	557	-	557
Capitalised employee costs	314	314	-	314
Loan redemption	4,627	4,627	-	4,627
Total application of capital funds	5,278	5,498	-	5,498
Other budgeted items				
Transfers to constrained operating reserves	(266)	(266)	-	(266)
Transfers from constrained operating reserves	179	179	-	179
WDV of assets disposed	-	-	-	-
Tax and Dividends	(8,752)	(8,752)	(8,232)	(16,984)
Internal Capital Structure Financing	(21,909)	(21,909)	9,890	(12,018)

Organisational Services

Operating Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Revenue				
Rates charges	-	-	-	-
Levies and utility charges	-	-	-	-
<i>Less: Pensioner remissions and rebates</i>	-	-	-	-
Fees and charges	16	16	-	16
Operating grants and subsidies	165	165	362	527
Operating contributions and donations	-	-	-	-
Interest external	-	-	-	-
Investment returns	-	-	-	-
Other Revenue	107	107	-	107
Total revenue	288	288	362	651
Expenses				
Employee benefits	12,907	12,907	437	13,344
Materials and services	7,340	7,340	868	8,208
Finance costs other	10	10	-	10
Other expenditure	42	42	-	42
Net Internal Costs	(11,590)	(11,590)	(0)	(11,590)
Total expenses	8,709	8,709	1,304	10,013
Earnings before interest, tax and depreciation (EBITD)	(8,421)	(8,421)	(942)	(9,363)
Interest expense	-	-	-	-
Depreciation and amortisation	4,042	4,042	-	4,042
OPERATING SURPLUS/(DEFICIT)	(12,463)	(12,463)	(942)	(13,405)

Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Proposed sources of capital funding				
Capital contributions and donations	-	-	-	-
Capital grants and subsidies	-	-	1,790	1,790
Proceeds on disposal of non-current assets	1,716	1,716	-	1,716
Capital transfers (to) from reserves	-	-	-	-
Non-cash contributions	-	-	-	-
New loans	-	-	-	-
Funding from general revenue	4,562	4,562	568	5,130
Total sources of capital funding	6,278	6,278	2,358	8,636
Proposed application of capital funds				
Contributed assets	-	-	-	-
Capitalised goods and services	6,278	6,278	2,358	8,636
Capitalised employee costs	-	-	-	-
Loan redemption	-	-	-	-
Total application of capital funds	6,278	6,278	2,358	8,636
Other budgeted items				
Transfers to constrained operating reserves	-	-	-	-
Transfers from constrained operating reserves	-	-	17	17
WDV of assets disposed	1,839	1,839	-	1,839
Tax and Dividends	-	-	-	-
Internal Capital Structure Financing	-	-	-	-

Customer & Community Services

Operating Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Revenue				
Rates charges	-	-	-	-
Levies and utility charges	-	-	-	-
<i>Less: Pensioner remissions and rebates</i>	-	-	-	-
Fees and charges	8,405	8,405	697	9,102
Operating grants and subsidies	1,667	1,667	-	1,667
Operating contributions and donations	-	-	-	-
Interest external	3	3	-	3
Investment returns	-	-	-	-
Other Revenue	1,153	1,153	85	1,238
Total revenue	11,228	11,228	782	12,010
Expenses				
Employee benefits	27,590	27,594	258	27,852
Materials and services	6,892	6,892	353	7,245
Finance costs other	4	4	-	4
Other expenditure	164	164	-	164
Net Internal Costs	7,149	7,149	2	7,151
Total expenses	41,798	41,802	613	42,415
Earnings before interest, tax and depreciation (EBITD)	(30,570)	(30,574)	169	(30,405)
Interest expense	-	-	-	-
Depreciation and amortisation	1,916	1,916	-	1,916
OPERATING SURPLUS/(DEFICIT)	(32,486)	(32,489)	169	(32,321)

Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Proposed sources of capital funding				
Capital contributions and donations	200	200	35	235
Capital grants and subsidies	660	660	-	660
Proceeds on disposal of non-current assets	-	-	-	-
Capital transfers (to) from reserves	(200)	800	410	1,210
Non-cash contributions	-	-	-	-
New loans	-	-	-	-
Funding from general revenue	726	881	185	1,066
Total sources of capital funding	1,387	2,542	629	3,171
Proposed application of capital funds				
Contributed assets	-	-	-	-
Capitalised goods and services	1,387	2,542	629	3,171
Capitalised employee costs	-	-	-	-
Loan redemption	-	-	-	-
Total application of capital funds	1,387	2,542	629	3,171
Other budgeted items				
Transfers to constrained operating reserves	-	-	-	-
Transfers from constrained operating reserves	355	355	18	373
WDV of assets disposed	-	-	-	-
Tax and Dividends	-	-	-	-
Internal Capital Structure Financing	-	-	-	-

Infrastructure & Operations

(excl Redland Water & RedWaste)

Operating Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Revenue				
Rates charges	-	-	-	-
Levies and utility charges	12,202	12,202	-	12,202
<i>Less: Pensioner remissions and rebates</i>	-	-	-	-
Fees and charges	1,995	1,995	-	1,995
Operating grants and subsidies	40	40	12	52
Operating contributions and donations	531	531	-	531
Interest external	45	45	-	45
Investment returns	-	-	-	-
Other Revenue	657	657	-	657
Total revenue	15,470	15,470	12	15,482
Expenses				
Employee benefits	16,737	16,737	50	16,787
Materials and services	28,808	28,808	1,528	30,336
Finance costs other	1,087	1,087	(837)	250
Other expenditure	-	-	-	-
Net Internal Costs	6,108	6,108	(2)	6,106
Total expenses	52,740	52,740	738	53,478
Earnings before interest, tax and depreciation (EBITD)	(37,270)	(37,270)	(726)	(37,996)
Interest expense	-	-	-	-
Depreciation and amortisation	26,354	26,354	-	26,354
OPERATING SURPLUS/(DEFICIT)	(63,624)	(63,624)	(726)	(64,350)

Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Proposed sources of capital funding				
Capital contributions and donations	2,433	2,433	3,825	6,258
Capital grants and subsidies	6,383	6,383	808	7,190
Proceeds on disposal of non-current assets	-	-	-	-
Capital transfers (to) from reserves	6,480	7,427	(5,107)	2,319
Non-cash contributions	80	80	-	80
New loans	-	-	-	-
Funding from general revenue	34,451	38,633	(5,725)	32,908
Total sources of capital funding	49,826	54,955	(6,200)	48,755
Proposed application of capital funds				
Contributed assets	80	80	-	80
Capitalised goods and services	44,606	49,735	(4,904)	44,831
Capitalised employee costs	5,140	5,140	(1,296)	3,845
Loan redemption	-	-	-	-
Total application of capital funds	49,826	54,955	(6,200)	48,755
Other budgeted items				
Transfers to constrained operating reserves	(10,865)	(10,865)	-	(10,865)
Transfers from constrained operating reserves	9,975	9,975	558	10,532
WDV of assets disposed	289	289	-	289
Tax and Dividends	-	-	-	-
Internal Capital Structure Financing	198	198	-	198

Infrastructure & Operations

(incl Redland Water & RedWaste)

Operating Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Revenue				
Rates charges	-	-	-	-
Levies and utility charges	127,942	127,942	-	127,942
<i>Less: Pensioner remissions and rebates</i>	(670)	(670)	-	(670)
Fees and charges	2,632	2,632	-	2,632
Operating grants and subsidies	40	40	12	52
Operating contributions and donations	531	531	-	531
Interest external	1,148	1,148	(100)	1,048
Investment returns	-	-	-	-
Other Revenue	3,315	3,315	300	3,615
Total revenue	134,939	134,939	212	135,151
Expenses				
Employee benefits	26,144	26,145	88	26,233
Materials and services	87,423	87,423	794	88,217
Finance costs other	1,088	1,088	(837)	251
Other expenditure	-	-	-	-
Net Internal Costs	7,746	7,746	(2)	7,744
Total expenses	122,401	122,401	43	122,445
Earnings before interest, tax and depreciation (EBITD)	12,538	12,538	169	12,706
Interest expense	42	42	-	42
Depreciation and amortisation	43,988	43,988	-	43,988
OPERATING SURPLUS/(DEFICIT)	(31,491)	(31,492)	169	(31,323)

Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Proposed sources of capital funding				
Capital contributions and donations	5,933	5,933	3,825	9,758
Capital grants and subsidies	6,383	6,383	808	7,190
Proceeds on disposal of non-current assets	-	-	-	-
Capital transfers (to) from reserves	3,766	14,960	(6,829)	8,131
Non-cash contributions	3,080	3,080	-	3,080
New loans	-	-	-	-
Funding from general revenue	53,770	55,370	(9,008)	46,363
Total sources of capital funding	72,931	85,726	(11,204)	74,522
Proposed application of capital funds				
Contributed assets	3,080	3,080	-	3,080
Capitalised goods and services	64,365	77,160	(10,111)	67,049
Capitalised employee costs	5,417	5,417	(1,093)	4,325
Loan redemption	69	69	-	69
Total application of capital funds	72,931	85,726	(11,204)	74,522
Other budgeted items				
Transfers to constrained operating reserves	(10,865)	(10,865)	-	(10,865)
Transfers from constrained operating reserves	9,975	9,975	558	10,532
WDV of assets disposed	289	289	-	289
Tax and Dividends	8,752	8,752	8,232	16,984
Internal Capital Structure Financing	21,909	21,909	(9,890)	12,018

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Revenue				
Rates charges	-	-	-	-
Levies and utility charges	95,689	95,689	-	95,689
<i>Less: Pensioner remissions and rebates</i>	(670)	(670)	-	(670)
Fees and charges	325	325	-	325
Operating grants and subsidies	-	-	-	-
Operating contributions and donations	-	-	-	-
Interest external	953	953	-	953
Investment returns	-	-	-	-
Other Revenue	1,362	1,362	300	1,662
Total revenue	97,659	97,659	300	97,959
Expenses				
Employee benefits	7,972	7,972	38	8,010
Materials and services	43,255	43,255	(717)	42,538
Finance costs other	-	-	-	-
Other expenditure	-	-	-	-
Net Internal Costs	2,755	2,755	-	2,755
Total expenses	53,982	53,982	(679)	53,303
Earnings before interest, tax and depreciation (EBITD)	43,677	43,677	979	44,656
Interest expense	-	-	-	-
Depreciation and amortisation	17,081	17,081	-	17,081
OPERATING SURPLUS/(DEFICIT)	26,596	26,596	979	27,575

Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Proposed sources of capital funding				
Capital contributions and donations	3,500	3,500	-	3,500
Capital grants and subsidies	-	-	-	-
Proceeds on disposal of non-current assets	-	-	-	-
Capital transfers (to) from reserves	(2,714)	7,533	(1,721)	5,812
Non-cash contributions	3,000	3,000	-	3,000
New loans	-	-	-	-
Funding from general revenue	17,680	14,512	(3,283)	11,229
Total sources of capital funding	21,466	28,545	(5,004)	23,541
Proposed application of capital funds				
Contributed assets	3,000	3,000	-	3,000
Capitalised goods and services	18,217	25,296	(5,207)	20,090
Capitalised employee costs	249	249	203	451
Loan redemption	-	-	-	-
Total application of capital funds	21,466	28,545	(5,004)	23,541
Other budgeted items				
Transfers to constrained operating reserves	-	-	-	-
Transfers from constrained operating reserves	-	-	-	-
WDV of assets disposed	-	-	-	-
Tax and Dividends	5,471	5,471	8,247	13,718
Internal Capital Structure Financing	21,215	21,215	(9,815)	11,400

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Revenue				
Rates charges	-	-	-	-
Levies and utility charges	20,051	20,051	-	20,051
<i>Less: Pensioner remissions and rebates</i>	-	-	-	-
Fees and charges	312	312	-	312
Operating grants and subsidies	-	-	-	-
Operating contributions and donations	-	-	-	-
Interest external	150	150	(100)	50
Investment returns	-	-	-	-
Other Revenue	1,297	1,297	-	1,297
Total revenue	21,810	21,810	(100)	21,710
Expenses				
Employee benefits	1,434	1,434	-	1,434
Materials and services	15,360	15,360	(16)	15,344
Finance costs other	1	1	-	1
Other expenditure	-	-	-	-
Net Internal Costs	(1,117)	(1,117)	-	(1,117)
Total expenses	15,678	15,678	(16)	15,662
Earnings before interest, tax and depreciation (EBITD)	6,132	6,132	(84)	6,047
Interest expense	42	42	-	42
Depreciation and amortisation	553	553	-	553
OPERATING SURPLUS/(DEFICIT)	5,537	5,537	(84)	5,453

Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Proposed sources of capital funding				
Capital contributions and donations	-	-	-	-
Capital grants and subsidies	-	-	-	-
Proceeds on disposal of non-current assets	-	-	-	-
Capital transfers (to) from reserves	-	-	-	-
Non-cash contributions	-	-	-	-
New loans	-	-	-	-
Funding from general revenue	1,639	2,226	-	2,226
Total sources of capital funding	1,639	2,226	-	2,226
Proposed application of capital funds				
Contributed assets	-	-	-	-
Capitalised goods and services	1,541	2,128	-	2,128
Capitalised employee costs	29	29	-	29
Loan redemption	69	69	-	69
Total application of capital funds	1,639	2,226	-	2,226
Other budgeted items				
Transfers to constrained operating reserves	-	-	-	-
Transfers from constrained operating reserves	-	-	-	-
WDV of assets disposed	-	-	-	-
Tax and Dividends	3,281	3,281	(15)	3,266
Internal Capital Structure Financing	495	495	(75)	420

11.1.3 REDLAND CITY COUNCIL FINANCIAL STATEMENTS 2014-15

Objective Reference: A387422
Reports and Attachments (Archives)

Attachment: [QAO Certified Statements for the Year Ended 30 June 2015](#)

Authorising/Responsible Officer: 
Linnet Batz
Chief Financial Officer

Report Author: Leandri Brown
Finance Manager Corporate Finance

PURPOSE

The purpose of this report is to present the final (Queensland Audit Office certified) 2014-15 Annual Financial Statements and accompanying notes to Council for noting prior to adoption of the 2014-15 annual report. Additionally, the report briefly highlights a new disclosure requirement for 2016-17.

BACKGROUND

The Corporate Financial Reporting Team produced interim statements for the period ending 28 February 2015 and provided the statements to Queensland Audit Office for interim review and feedback. Draft statements for the period ending 30 June 2015 were subsequently updated and audited.

The attached 2014-15 Annual Financial Statements are final and have been certified by the Queensland Audit Office (QAO) as at 26 October 2015 to present a true and fair view, in accordance with the prescribed accounting standards (i.e. an unqualified audit opinion). In addition to the certified statements, the QAO also audited the Current Year Financial Sustainability Statement. This is the second year of the requirement to include both a current and long-term financial sustainability statement.

Consistent with other councils, the QAO has included an 'emphasis of matter' in the auditor's report on the current year financial sustainability statement to highlight that the statement has been constructed for a particular (special) purpose and the fact it may not be suitable for another purpose.

In addition to the two aforementioned Independent Auditor's Reports enclosed within the attachment, the QAO also audited Council's annual financial statement for the Roads to Recovery Program. The report has historically been an implicit part of the external audit although from 2012-13 the QAO has separately audited this special purpose report. The 2014-15 Roads to Recovery Financial Statement was found to be based on, and in agreement with, proper and appropriate accounts and records.

ISSUES

2014-15 Financial Year

Please refer attached statements, there are no additional issues encompassed in this report. Of note, Redland Investment Corporation Pty Ltd (RIC) was incorporated on 2 December 2014 as a 100% owned subsidiary of Council. The financial results of this entity have been consolidated in these financial statements. Separate financial statements for RIC have been prepared for the financial year ended 30 June 2015 and were separately audited by the QAO.

Future considerations around Related Party Disclosures

The Australian Accounting Standards Board (AASB) has confirmed the extension of *AASB 124 Related Party Disclosures* to not-for-profit public sector entities for reporting periods beginning on or after 1 July 2016. Redland City Council, as a not-for-profit public sector entity, falls into the scope of this accounting standard and will be required to disclose related party transactions and compensation to 'key management personnel'.

'Key management personnel' at Redland City Council is expected to include the Executive Leadership Team as well as Councillors. Related party transactions are of interest to users of financial statements and community members. Over the months the required processes for implementation will be considered to ensure complete and accurate information can be gathered for compliance with this amendment from 1 July 2016 onwards.

STRATEGIC IMPLICATIONS

Legislative Requirements

Section 176 of the *Local Government Regulation 2012* requires a local government to prepare the following for each financial year:

- a general purpose financial statement;
- a current-year financial sustainability statement; and
- a long-term financial sustainability statement.

All three requirements were met by the statutory timeframe.

Risk Management

Risk management is undertaken during the year with respect to the financials – Council reviews its actual performance against budget on a monthly basis and formally reviews its budget on a regular basis throughout the year. Financial Services also liaises with the Queensland Audit Office at interim and final audits with respect to risk reduction and mitigation in addition to internal controls.

Financial

There are no additional financial implications arising from this report - all impacts to Council's financial performance in 2014-15 or financial position as at 30 June 2015 are included in the accompanying financial statements and supporting notes.

People

Nil impact expected as the purpose of the attached report is to present the financial statements for 2014-15.

Environmental

Nil impact expected as the purpose of the attached report is to present the financial statements for 2014-15.

Social

Nil impact expected as the purpose of the attached report is to present the financial statements for 2014-15.

Alignment with Council's Policy and Plans

This report has a relationship with the following items of the Corporate Plan:

8. Inclusive and ethical governance

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision making to achieve the community's Redlands 2030 vision and goals

8.7 Ensure Council resource allocation is sustainable and delivers on Council and community priorities; and

8.8 Provide clear information to citizens about how rates, fees and charges are set and how Council intends to finance the delivery of the Community Plan and Corporate Plan.

CONSULTATION

The Corporate Financial Reporting Team and other internal stakeholders have discussed the financial results, statement layout and appropriate accounting treatments with the Queensland Audit Office both at the interim audit in March 2015 and the final audit in September and October 2015.

The financial statements were presented to the Audit Committee on 15 October 2015 before sign-off was obtained from the Mayor and the Chief Executive Officer.

OPTIONS

1. That Council resolves to note the audited Financial Statements for inclusion in the 2014-15 Annual Report.
2. That Council requests further information.

OFFICER'S RECOMMENDATION

That Council resolves to note the audited Financial Statements for inclusion in the 2014-15 Annual Report.



Redland
CITY COUNCIL

**CONSOLIDATED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
30 JUNE 2015**

REDLAND CITY COUNCIL
ANNUAL CONSOLIDATED FINANCIAL STATEMENTS
For the year ended 30 June 2015

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REDLAND CITY COUNCIL
CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For the year ended 30 June 2015

	Note	Consolidated		Council	
		2015 \$000	2014 \$000	2015 \$000	2014 \$000
Income					
Recurrent revenue					
Rates, levies and charges	4(a)	200,226	197,243	200,226	197,243
Fees and charges	4(b)	12,751	11,008	12,751	11,008
Rental income		835	898	835	898
Interest received		4,387	3,868	4,385	3,868
Sales revenue		4,103	3,659	4,103	3,659
Gain on sale of developed land	4(c)	1,300	-	-	-
Other income		3,562	1,049	3,699	1,049
Grants, subsidies and contributions	5(a)	12,610	6,887	12,610	6,887
Total recurrent revenue		239,774	224,612	238,609	224,612
Capital revenue					
Grants, subsidies and contributions	5(b)	29,232	22,078	29,232	22,078
Non-cash contributions	5(b)	21,200	5,669	21,200	5,669
Increase in investment property		63	-	63	-
Total capital revenue		50,495	27,747	50,495	27,747
Total income		290,269	252,359	289,104	252,359
Expenses					
Recurrent expenses					
Employee benefits	6	(76,888)	(71,026)	(76,888)	(71,026)
Materials and services	7	(100,555)	(86,282)	(100,489)	(86,282)
Finance costs	8	(4,740)	(5,038)	(4,740)	(5,038)
Depreciation and amortisation	9	(51,342)	(47,965)	(51,342)	(47,965)
Total recurrent expenses		(233,525)	(210,311)	(233,459)	(210,311)
Capital expenses					
Loss on disposal of non-current assets		(2,993)	(3,373)	(2,993)	(3,373)
Total capital expenses		(2,993)	(3,373)	(2,993)	(3,373)
Total expenses		(236,518)	(213,684)	(236,452)	(213,684)
Net result		53,751	38,675	52,652	38,675
Other comprehensive income/(loss)					
Items that will not be reclassified to net result					
Revaluation of property, plant and equipment	13	158,726	14,347	158,726	14,347
Total comprehensive income/(loss) for the year		212,477	53,022	211,378	53,022

The above statement should be read in conjunction with the accompanying notes and Significant accounting policies.

REDLAND CITY COUNCIL
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 June 2015

	Note	Consolidated		Council	
		2015 \$000	2014 \$000	2015 \$000	2014 \$000
Current assets					
Cash and cash equivalents	10	123,956	96,235	121,327	96,235
Trade and other receivables	11	24,674	26,139	25,017	26,139
Inventories	12	10,929	844	774	844
Non-current assets held-for-sale		57	354	10,212	354
Other current assets		1,104	1,114	1,104	1,114
Total current assets		160,720	124,686	158,434	124,686
Non-current assets					
Investment property		956	893	956	893
Property, plant and equipment	13	2,241,265	2,080,184	2,241,265	2,080,184
Intangible assets		3,606	2,360	3,606	2,360
Other financial assets		73	73	1,233	73
Total non-current assets		2,245,900	2,083,510	2,247,060	2,083,510
Total assets		2,406,620	2,208,196	2,405,494	2,208,196
Current liabilities					
Trade and other payables	14	21,615	21,224	21,603	21,224
Borrowings	15(a)	4,482	4,375	4,482	4,375
Provisions	16(a)	14,592	13,950	14,592	13,950
Other current liabilities		2,694	5,759	2,694	5,759
Total current liabilities		43,383	45,308	43,371	45,308
Non-current liabilities					
Borrowings	15(b)	49,973	54,608	49,973	54,608
Provisions	16(b)	12,300	19,793	12,285	19,793
Total non-current liabilities		62,273	74,401	62,258	74,401
Total liabilities		105,656	119,709	105,629	119,709
Net community assets		2,300,964	2,088,487	2,299,865	2,088,487
Community equity					
Asset revaluation surplus	17	827,411	668,685	827,411	668,685
Retained surplus		1,473,553	1,419,802	1,472,454	1,419,802
Total community equity		2,300,964	2,088,487	2,299,865	2,088,487

The above statement should be read in conjunction with the accompanying notes and Significant accounting policies.

REDLAND CITY COUNCIL
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
For the year ended 30 June 2015

Consolidated

Opening balance as at 1 July 2014
Net result
Other comprehensive income for the year:
Increase/(decrease) in asset revaluation surplus
Total comprehensive income for the year

Balance as at 30 June 2015

Asset Revaluation Surplus \$000	Retained Surplus \$000	Total Community Equity \$000
Note 13		
668,685	1,419,802	2,088,487
-	53,751	53,751
158,726	-	158,726
158,726	53,751	212,477
827,411	1,473,553	2,300,964

Opening balance as at 1 July 2013
Net result
Other comprehensive income for the year:
Increase/(decrease) in asset revaluation surplus
Total comprehensive income for the year

Balance as at 30 June 2014

654,338	1,381,127	2,035,465
-	38,675	38,675
14,347	-	14,347
14,347	38,675	53,022
668,685	1,419,802	2,088,487

Council

Opening balance as at 1 July 2014
Net result
Other comprehensive income for the year:
Increase/(decrease) in asset revaluation surplus
Total comprehensive income for the year

Balance as at 30 June 2015

Asset Revaluation Surplus \$000	Retained Surplus \$000	Total Community Equity \$000
Note 13		
668,685	1,419,802	2,088,487
-	52,652	52,652
158,726	-	158,726
158,726	52,652	211,378
827,411	1,472,454	2,299,865

Opening balance as at 1 July 2013
Net result
Other comprehensive income for the year:
Increase/(decrease) in asset revaluation surplus
Total comprehensive income for the year

Balance as at 30 June 2014

654,338	1,381,127	2,035,465
-	38,675	38,675
14,347	-	14,347
14,347	38,675	53,022
668,685	1,419,802	2,088,487

The above statement should be read in conjunction with the accompanying notes and Significant accounting policies.

REDLAND CITY COUNCIL
CONSOLIDATED STATEMENT OF CASH FLOWS
For the year ended 30 June 2015

	Note	Consolidated		Council	
		2015 \$000	2014 \$000	2015 \$000	2014 \$000
Cash flows from operating activities					
Receipts from customers		227,738	210,211	225,406	210,211
Payments to suppliers and employees		(187,733)	(173,641)	(187,688)	(173,641)
		<u>40,005</u>	<u>36,570</u>	<u>37,718</u>	<u>36,570</u>
Interest received		4,387	3,868	4,385	3,868
Non-capital grants and contributions		8,705	6,253	8,705	6,253
Borrowing costs		(3,424)	(3,839)	(3,424)	(3,839)
Net cash inflow/(outflow) from operating activities	22	<u>49,673</u>	<u>42,852</u>	<u>47,384</u>	<u>42,852</u>
Cash flows from investing activities					
Payments for property, plant and equipment		(46,630)	(48,235)	(46,630)	(48,235)
Cash investment in Redland Investment Corporation		-	-	(340)	-
Payments for intangible assets		(1,930)	(1,764)	(1,930)	(1,764)
Net movement in loans to community groups		-	9	-	9
Proceeds from sale of property, plant and equipment		1,904	2,819	1,904	2,819
Capital grants, subsidies and contributions		29,232	22,078	29,232	22,078
Net cash inflow/(outflow) from investing activities		<u>(17,424)</u>	<u>(25,093)</u>	<u>(17,764)</u>	<u>(25,093)</u>
Cash flows from financing activities					
Proceeds from borrowings		-	-	-	-
Repayment of borrowings	15	(4,528)	(4,119)	(4,528)	(4,119)
Net cash inflow/(outflow) from financing activities		<u>(4,528)</u>	<u>(4,119)</u>	<u>(4,528)</u>	<u>(4,119)</u>
Net increase/(decrease) in cash and cash equivalents held		27,721	13,640	25,092	13,640
Cash and cash equivalents at beginning of the financial year		96,235	82,595	96,235	82,595
Cash and cash equivalents at end of the financial year	10	<u>123,956</u>	<u>96,235</u>	<u>121,327</u>	<u>96,235</u>

The above statement should be read in conjunction with the accompanying notes and Significant accounting policies.

1 Basis of preparation and compliance

1.a Basis of preparation

These general purpose financial statements of Council are for the period 1 July 2014 to 30 June 2015 and have been prepared in compliance with the requirements of the *Local Government Act 2009* and the *Local Government Regulation 2012*. Consequently, these financial statements have been prepared in accordance with all Australian Accounting Standards, Australian Accounting Interpretations and other authoritative pronouncements issued by the Australian Accounting Standards Board (AASB).

These financial statements have been prepared under the historical cost convention except for the revaluation of certain non-current assets, financial assets and financial liabilities.

1.b Principles of consolidation

The financial statements incorporate the assets and liabilities of all subsidiaries of the Redland City Council (parent entity) as at 30 June 2015, excluding Redheart Pty Ltd (refer note 23). Redland City Council (RCC) and its subsidiaries together are referred to in this financial report as the consolidated entity.

Subsidiaries are all entities (including structured entities) over which the group has control. Council controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is obtained and deconsolidated from the date that control ceases.

Intercompany transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset.

1.c Statement of compliance

These general purpose financial statements comply with all accounting standards and interpretations issued by the Australian Accounting Standards Board that are relevant to Council's operations and effective for the current reporting period. As Council is a Not-For-Profit Entity and the Australian Accounting Standards include requirements for Not-For-Profit Entities which are inconsistent with International Financial Reporting Standards (IFRS), to the extent these inconsistencies are applied, these financial statements do not comply with IFRS. The main impacts are the offsetting of revaluation and impairment gains and losses within a class of assets, and the timing of the recognition of non-reciprocal grant revenue.

1.d Constitution

Redland City Council is constituted under the Queensland *Local Government Act 2009* and is domiciled in Australia. Council's subsidiaries are constituted under the *Corporations Act 2001* and are domiciled in Australia.

1.e Date of authorisation

The financial statements were authorised for issue on the date they were submitted to the Auditor-General for final signature. This is the date the management certificate was signed.

1.f Currency

Council uses the Australian dollar as its functional currency and its presentation currency.

1.g Rounding and comparatives

Amounts included in the consolidated financial statements have been rounded to the nearest \$1,000. Rounding adjustments are included in Inventories in the Consolidated Statement of Financial Position.

1.h New and amended standards adopted by Council

AASB 10 *Consolidated Financial Statements* was issued in August 2011 and replaces the guidance on control and consolidation in AASB 127 *Consolidated and Separate Financial Statements* and in Interpretation 112 *Consolidation - Special Purpose Entities*. AASB 10 as well as the other consolidation standards mentioned below are applicable to Council for the financial year ended 30 June 2015 with the incorporation of the Redland Investment Corporation Pty Ltd (RIC). AASB 12 *Disclosure of Interests in Other Entities* introduced additional disclosure requirements which have been added to the disclosures in these financial statements.

In addition to the standards described above, the following new standards and amendments are/could be relevant to Council and were adopted in the annual reporting period commencing 1 July 2014. The adoption of these standards did not have a significant impact on Council's financial statements:

Standard	Description
AASB 11	<i>Joint Arrangements</i>
AASB 127	<i>Separate Financial Statements</i>
AASB 128	<i>Investments in Associates and Joint Ventures</i>
AASB 2012-3	<i>Amendments to AAS - Offsetting Financial Assets and Financial Liabilities</i>
AASB 2013-3	<i>Amendments to AAS - Recoverable Amount Disclosures for Non-Financial Assets</i>
AASB 2013-8	<i>Amendments to AAS - Australian Implementation Guidance for Not-For-Profit Entities - Control and Structured Entities</i>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 30 June 2015

1 Basis of preparation and compliance - continued

1.h New and amended standards adopted by Council - continued

The AASB issued AASB 2015-7 *Amendments to Australian Accounting Standards - Fair Value Disclosures for Not-For-Profit Public Sector Entities* on 13 July 2015. The standard is effective for annual reporting periods beginning on or after 1 July 2016, however early adoption is permitted. The amendment provides relief from disclosures of quantitative information about significant unobservable inputs used in fair value measurements and of the sensitivity of certain fair value measurements to changes in unobservable inputs. Council has elected to adopt this standard early as it is of particular relevance to Council's assets valued under depreciated replacement cost methodology. The adoption of this standard has resulted in significantly reduced disclosure in note 24.

1.i New standards and interpretations not yet adopted

Certain new accounting standards and interpretations have been published that are not mandatory for 30 June 2015 reporting periods and have not been early adopted by Council or its subsidiaries. Council's assessment of the impact of these new standards and interpretations is set as follows:

Standard	Nature of change	Impact	Effective dates
AASB 9 <i>Financial Instruments</i> and related amendments to AAS arising from AASB 9	AASB 9 addresses the classification, measurement and derecognition of financial assets and liabilities. Under the new requirements the four current categories of financial assets stipulated in AASB 139 will be replaced with two measurement categories: fair value and amortised cost. Measurement at amortised cost will be allowed where very specific conditions are met.	There will be no significant impact on the financial balances currently reported as all of Council's financial assets are carried at amortised cost, fair value or at a carrying value which approximates fair value. Council's only "available-for-sale" financial assets are its investment in SEQ Recreational Facility Pty Ltd. This investment is in the form of unlisted securities and is carried at cost. The proposed amendments to other accounting standards as a result of AASB 9 and other amendments will be considered once it has been fully compiled.	1 January 2018
AASB 15 <i>Revenue from contracts with customers</i> and related amendments to AAS arising from AASB 15	Replaces the AASB 118 <i>Revenue</i> applied to reciprocal revenue transactions by Council. The measurement and recognition of revenue will be determined based on the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. AASB 15 will also introduce additional disclosure requirements to enable users to understand the nature, amount, timing and uncertainty of revenue and cash flows arising from contracts with customers.	AASB 15 will apply to contracts of Council that are reciprocal in nature. AASB 15 will be applicable to all the transactions entered into by the Redland Investment Corporation. Revenue from arrangements which create enforceable rights and obligations would need to be deferred until the performance obligations are satisfied. The proposed amendments to other accounting standards as a result of AASB 15 and other amendments will be considered once it has been fully compiled.	1 January 2017
AASB 2015-6 <i>Amendment to Australian Accounting Standards - Extending Related Party Disclosures to Not-For-Profit Public Sector Entities</i>	AASB issued an amendment to AASB 124 <i>Related Party Disclosures</i> in March 2015 to extend these disclosures to Not-For-Profit Public Sector Entities.	Council is currently considering the required processes for implementation to ensure complete and accurate information can be gathered for compliance with this amendment from 1 July 2016 onwards.	1 July 2016

There are no other standards that are not yet effective and that are expected to have a material impact on the entity in the current or future reporting periods and on foreseeable future transactions.

1.j Critical accounting judgements and key sources of estimation uncertainty

In the application of Council's accounting policies, management is required to make judgements, estimates and assumptions about carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. The estimates and ongoing assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in future periods as relevant.

Judgements, estimates and assumptions that have a potential significant effect are outlined in the following financial statements notes:

- Valuation and depreciation of property, plant and equipment (Note 2.f and Note 24)
- Long-term employee benefit obligations (Note 2.i and Note 16)
- Restoration Provision (Note 2.k and Note 16)
- Contingent liabilities and contingent assets (Note 19)
- Events after the reporting period (Note 26)

2 Significant accounting policies

2.a Revenue

Rates, levies, grants and other revenue are recognised as revenue on receipt of funds or earlier unconditional entitlement to the funds. Revenue is recognised for the major business activities as follows:

Rates and levies

Where rate monies are received prior to the commencement of the rating/levying period, the amount is recognised as revenue in the period in which they are received, otherwise rates are recognised at the commencement of the rating period.

Fees and charges

Fees and charges are recognised upon unconditional entitlement to the funds. Generally this is upon lodgement of the relevant applications or documents, issuing of the infringement notice or when the service is provided.

Sales revenue - Sale of developed land

Revenue is recognised when the risks and rewards have transferred and the consolidated entity does not retain either continuing managerial involvement to the degree usually associated with ownership, or effective control over the units sold. Due to the nature of the agreements entered into by the consolidated entity, this occurs on settlement. The revenue is measured at the amount receivable under the contract. It is discounted to present value if deferred payments have been agreed and the impact of discounting is material.

Grants and subsidies

Grants, subsidies and contributions that are non-reciprocal in nature are recognised as revenue upon receipt. Unspent, non-reciprocal grants are held in reserves (restricted funds).

Where grants are received that are reciprocal in nature, revenue is recognised as the various performance obligations under the funding agreement are fulfilled.

Non-cash contributions

Physical assets contributed to Council by developers in the form of road works, stormwater and park equipment are recognised as revenue when it is probable that the assets will be received by Council. Generally this is when the development becomes 'on-maintenance', i.e. Council becomes responsible for the maintenance of the asset. The revenue is recognised when there is sufficient data in the form of drawings and plans to determine the specifications and values of such assets. At year end, where plans are not yet available, an accrual is recognised based on an average rate per lot. All non-cash contributions are recognised at the fair value of the contribution received on the date of acquisition.

Cash contributions

Council receives cash contributions from property developers to construct assets such as roads and footpaths for new property developments in accordance with Council's planning scheme policies. These infrastructure charges are not within the scope of AASB Interpretation 18 *Transfer of Assets from Customers* because there is no performance obligation associated with them. Consequently, these cash contributions are recognised as income when received.

Recurrent/capital classification

Grants and contributions are to be classified as operating or capital depending on the purpose for which they were received. Capital revenue includes grants and contributions received which are tied to specific projects for the replacement or upgrade of existing non-current assets and/or investment in new assets. It also includes non-cash contributions which are usually infrastructure assets received from developers as well as gains associated with fixed assets. All other revenue is classified as recurrent.

2.b Financial assets and financial liabilities

Council recognises a financial asset or financial liability in its Consolidated Statement of Financial Position when, and only when, Council becomes a party to the contractual provisions of the instrument, i.e. the trade date.

Council's financial assets and financial liabilities are limited to

Financial assets

Loans and advances - measured at amortised cost (Note 2.d)

Cash and cash equivalents (Note 2.c)

Trade and other receivables - measured at amortised cost (Note 2.d)

Other financial assets

Financial liabilities

Trade and other payables - measured at amortised cost (Note 2.h)

Borrowings and borrowing costs - measured at amortised cost (Note 2.j)

Financial assets and financial liabilities are presented separately from each other and offsetting has not been applied, except for Goods and Services Tax (GST), refer Note 2.i. Refer to note 24(a) for fair value measurement considerations in relation to financial assets and financial liabilities.

Redland City Council is exposed to various financial risks including credit risk, interest rate risk and liquidity risk.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 30 June 2015

2 Significant accounting policies - continued**2.b Financial assets and financial liabilities - continued**

Exposure to financial risks is managed in accordance with Council approved policies on financial risk management. These policies focus on managing the volatility of financial markets and seek to minimise potential adverse effects on the financial performance of Council. Council minimises its exposure to financial risk as described below.

Investments in financial assets are only made where those assets are held with a bank or other financial institution in Australia. Council does not invest in derivatives or other high risk investments. Council has limited exposure risk through its investment in unlisted securities.

When Council borrows, it borrows from the Queensland Treasury Corporation. Borrowing by Council is constrained by the provisions of the *Statutory Bodies Financial Arrangements Act 1982*.

Council does not hold funds in foreign currency and so does not have exposure to currency risk.

Council measures risk exposure using a variety of methods as follows:

Risk exposure	Measurement
Credit risk	Ageing analysis
Liquidity risk	Maturity analysis
Interest rate risk	Sensitivity analysis

Council's objectives, policies and processes for managing risk and the methods used to measure the risk have been reviewed and not changed since 2009.

2.c Cash and cash equivalents

Cash and cash equivalents includes cash on hand, all cash and cheques receipted but not banked at the year end, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts.

The following reserves are cash-backed reserves and represent funds that are accumulated within Council's cash balances to meet anticipated future needs. In each case the amount relates to a perceived future requirement which is not currently a liability. An identified amount is transferred from retained surplus into the relevant reserve. As expenditure is incurred on specific projects, the equivalent amount is transferred out of the relevant reserve and returned to retained surplus.

Constrained works reserve

This reserve includes all contributions of monetary revenue received during the reported and previous periods which are constrained for the purpose of funding specific expenditure. The closing balance reported at the year end represents amounts not yet expended and must be retained until expended in the manner specified by the contributor or relevant legislation.

Special projects reserve

This reserve holds funds identified for various projects and for funding specific expenditure.

Utilities reserve

This reserve holds funds set aside to meet future specific expenditure for the commercial business units (Water and Wastewater).

Separate charge reserve - Environment

This reserve was established to hold funds collected from the Environment Charge for ongoing maintenance and future capital expenditure for conservation maintenance and environmental land acquisitions.

Special charge reserve - Other

This reserve was established to hold funds collected from the Rural Fire Levy Special Charge and these funds are distributed to the respective Southern Moreton Bay Islands Rural Fire Brigades. This reserve also holds funds collected for Southern Moreton Bay Islands Translink Special Charge and these funds are distributed to the State Government to assist with transport service on the Bay Islands.

Special charge reserve - Canals

This reserve was established to hold funds collected from the Canal Special Charges and the Sovereign Waters Lake Special Charge for ongoing and future maintenance.

2.d Trade and other receivables

Trade receivables are recognised at the amounts due at the time of sale or service delivery, i.e. the agreed purchase price/contract price, at trade date. Settlement of these amounts is generally within 30 days from the invoice date.

The collectability of receivables is assessed periodically and if there is objective evidence that Council will not be able to collect all amounts due, the carrying amount is reduced for impairment. The loss is recognised in finance costs.

All known bad debts were written-off or provided for at 30 June 2015.

Council is empowered under the provisions of the *Local Government Act 2009* to sell an owner's property to recover outstanding rate debts, therefore Council generally does not impair rate receivables.

2 Significant accounting policies - continued

2.e Inventories

Stores and raw materials

Stores and raw materials are valued at the lower of cost and net realisable value. Costs are assigned on the basis of weighted average cost.

Inventories held for distribution are:

- goods to be supplied at no or nominal charge, and
- goods to be used for the provision of services at no or nominal charge.

These goods are valued at cost, adjusted when applicable, for any loss of service potential.

Land held for development and resale

Land held for development and resale is stated at the lower of cost and net realisable value. Cost includes the cost of acquisition and the development of the land to its existing condition, ready for sale. These costs are assigned to subdivided land lots on a weighted average basis when the lots are sold. Net realisable value is determined on the basis of the market value or list price of similar assets available for sale, less the estimated selling expenses. Where difficult to determine the net realisable value it is assessed by an independent valuer against the cost to ensure compliance with AASB 102 *Inventories*.

2.f Fixed and intangible assets

Each class of property, plant and equipment is stated at cost or fair value less, where applicable, accumulated depreciation and accumulated impairment losses. Non-current asset thresholds for recognition purposes are as follows:

Land	\$1	Water & wastewater	\$5,000
Buildings	\$1	Parks	\$500
Plant & equipment (vehicles; plant)	\$500	Other infrastructure	\$5,000
Plant & equipment (office equipment; furniture)	\$200	Waste	\$1,000
Plant & equipment (computer hardware)	\$1,000	Work in progress	\$1
Plant & equipment (heritage & arts; library books)	\$1	Intangibles	\$1,000
Roads	\$5,000	Investment property	\$1
Stormwater drainage	\$5,000		

Acquisition of assets

Acquisitions of assets are initially recorded at cost. Cost is determined as the fair value of the assets given as consideration such as cost of materials, direct labour and where relevant, the initial estimate of restoring the site on which the assets are located, plus costs incidental to the acquisition, including all costs incurred in preparing the assets for use.

Property, plant and equipment received in the form of contributions are recognised as assets and revenue at fair value (by Council valuation) where that value exceeds the recognition thresholds for the respective asset class. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

Capital and operating expenditure

Wages and material costs incurred in the acquisition or construction of assets are treated as capital expenditure. Routine operating maintenance, repair costs and minor renewals to maintain the operational capacity of non-current assets are expensed as incurred. Expenditure that relates to the replacement of a major component of an asset to maintain its service potential is capitalised.

Valuation

All asset categories are measured on the revaluation basis, at fair value, in accordance with AASB 116 *Property, Plant and Equipment* and AASB 13 *Fair Value Measurement*, except for plant and equipment and work in progress which are measured at cost.

Non-current physical assets measured at fair value are revalued, where required, so that the carrying amount of each class of asset does not materially differ from its fair value at the reporting date. This is achieved by comprehensively revaluing these assets at least once every five years by engaging either independent external valuers or suitably qualified internal staff. In interim years, valuations are performed using a suitable index where there has been a material variation in the index.

Any revaluation increment arising on the revaluation of an asset is credited to the appropriate class of the asset revaluation surplus, except to the extent it reverses a revaluation decrement for the class previously recognised as an expense. A decrease in the carrying amount on revaluation is charged as an expense, to the extent it exceeds the balance, if any, in the revaluation surplus of that asset class.

On revaluation, accumulated depreciation is restated proportionately with the change in the carrying amount of the asset and any change in the estimate of remaining useful life.

Separately identified components of assets are measured on the same basis as the assets to which they relate.

Details of valuers and methods of valuations are disclosed in Note 24

2 Significant accounting policies - continued

2.f Fixed and intangible assets - continued

Investment property

Investment property is property held for the primary purpose of earning rental income and/or capital appreciation. Investment property is initially recognised at cost (including transaction costs) and subsequently revalued under the fair value model. Gains or losses arising from changes in fair value are recognised in the Consolidated Statement of Comprehensive Income for the period in which they arise.

Capital work in progress

The cost of property, plant and equipment being constructed by Council includes the cost of purchased services, materials, direct labour and an appropriate proportion of labour overheads.

Depreciation

Land, artwork and heritage assets are not depreciated as they have an unlimited useful life. Depreciation on other property, plant and equipment assets is calculated on a straight-line basis so as to write-off the net cost or revalued amount of each depreciable asset, less its estimated residual value, progressively over its estimated useful life to Council. Management believe that the straight-line basis appropriately reflects the pattern of consumption of all Council assets.

Assets are depreciated from the date of acquisition, or in respect of internally constructed assets, from the date an asset is completed and commissioned ready for use.

Where assets have separately identifiable components that are subject to regular replacement, these components are assigned useful lives distinct from the asset to which they relate. Any expenditure that increases the originally assessed capacity or service potential of an asset is capitalised and the new depreciable amount is depreciated over the remaining useful life of the asset to the Council.

Major spares purchased specifically for particular assets that are above the asset recognition threshold are capitalised and depreciated on the same basis as the asset to which they relate.

Depreciation methods and estimated useful lives of property, plant and equipment assets are reviewed at the end of each reporting period and adjusted, where necessary, to reflect any changes in the pattern of consumption, physical wear and tear, technical or commercial obsolescence, or management intentions. Assessments performed as part of the annual process for assets measured at depreciated current replacement cost are used to estimate the useful lives of these assets at each reporting date. Details of the range of estimated useful lives for each class of asset are shown in Note 13. Software has a finite life between 3 and 10 years. Straight line amortisation is used with no residual value.

All physical and intangible assets are assessed for indicators of impairment annually.

Land under roads

Land under roads acquired before 30 June 2008 is recognised as a non-current asset where Council holds title or a financial lease over the asset. Council currently does not have any such land holdings.

Land under the road network within the Council area that has been dedicated and opened for public use under the *Land Act 1994* or the *Land Title Act 1994* is not controlled by Council but is controlled by the State pursuant to the relevant legislation. Therefore this land is not recognised in these financial statements.

2.g Leases

All Council leases are of an operating nature where substantially all the risks and benefits remain with the lessor.

Payments made under operating leases are expensed in equal instalments over the accounting periods covered by the lease term, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased property.

2.h Trade and other payables

Trade creditors are recognised upon receipt of the goods or services ordered and are measured at the agreed purchase/contract price. Amounts owing are unsecured and are generally settled on 30 day terms.

2.i Liabilities - employee benefits

Salaries and Wages

A liability for salaries and wages is recognised and measured as the amount unpaid at reporting date at current pay rates in respect of employees' services up to that date. This liability represents an accrued expense and is reported in Note 14 as a payable.

2 Significant accounting policies - continued

2.i Liabilities - employee benefits - continued

Long-term employee benefit obligations

Liabilities for long service leave and annual leave are not expected to be settled wholly within 12 months after the end of the period in which the employees render the related service. They are therefore recognised in the provision for employee benefits and measured as the present value of the estimated future cash outflows to be made in respect of services provided by employees up to the end of the reporting period. Consideration is given to projected future increases in the current pay rates and includes related employee on-costs. The estimates are adjusted for the probability of the employee remaining in Council's employment or other associated employment which would result in Council being required to meet the liability. Adjustments are then made to allow for the proportion of the benefit earned to date, and the payments are discounted using market yields at the end of the reporting period of government bonds with terms and currencies that match, as closely as possible, the estimated future cash outflows. This liability is reported in Note 16 as a provision and re-measurements as a result of experience adjustments and changes in actuarial assumptions are recognised in profit or loss.

Annual Leave

A liability for annual leave is recognised. Amounts expected to be settled within 12 months are calculated on current wage and salary levels and includes related employee on-costs. Amounts not expected to be settled within 12 months are calculated on projected future wage and salary levels and related employee on-costs, and are discounted to present values.

Where council does not have an unconditional right to defer this liability beyond 12 months annual leave is classified as a current liability and is reported in Note 14 as a payable.

2.j Borrowings and borrowing costs

Borrowings are initially recognised at fair value plus any directly attributable transaction costs. Subsequent to initial recognition these liabilities are measured at amortised cost.

All borrowing costs are expensed in the period in which they are incurred. No borrowing costs are capitalised on qualifying assets.

2.k Restoration provision

A provision is made for the cost of restoration in respect of landfills.

The provision represents the present value of the anticipated future costs associated with the closure of the landfill, decontamination and monitoring of historical residues and leaching on these sites. The calculation of this provision requires assumptions such as application of environmental legislation, available technologies and engineering cost estimates. These uncertainties may result in future actual expenditure differing from amounts currently provided. Due to the long-term nature of the liability, the most significant uncertainty in estimating the provision is the cost that will be incurred. The provision recognised for landfill sites is reviewed at least annually and updated based on the facts and circumstances available at the time.

2.i Taxation

Income of local authorities and public authorities is exempt from Commonwealth taxation except for Fringe Benefits Tax and GST. The net amount of GST recoverable from the Australian Taxation Office (ATO) or payable to the ATO is shown as an asset or liability respectively. Council pays Payroll Tax to the Queensland Government on certain activities.

Cash flows are included in the Consolidated Statement of Cash Flows on a gross basis. The GST components of cash flows arising from investing and financing activities, which are recoverable from, or payable to, the ATO, are classified as operating cash flows.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 30 June 2015

3. Statement of functions and activities

(a) Functions of the consolidated entity

Council's functions and activities have been determined based on service delivery. The activities of Council are categorised into the following broad functions:

Corporate Governance

The corporate governance function supports Council's vision of inclusive and ethical governance through ensuring open, accountable and transparent community outcomes. This function also provides quality leadership at all levels and includes strategic and operational planning, risk management, legal and administrative support. The Mayor, Councillors and Chief Executive Officer are included in this function.

Water and Wastewater Services

Council's water and wastewater services business unit is a commercially focussed business unit with the principal goals of providing safe drinking water and the collection of wastewater, including the treatment thereof and refuse disposal. It delivers these services through customer and water product quality management, maintenance of the water and wastewater network, asset management, as well as water infrastructure planning, delivery and development services. Additionally, its business goal is to maximise financial returns and cash flows to support Council's other operations.

Waste Services

The waste function is responsible for the collection and disposal of waste within the city through its kerbside collection service, household hazardous waste services, disposals at landfills and the operation and maintenance of its transfer stations. It also includes maintenance of closed landfill and environmental monitoring of current and former waste disposal facilities.

Community Support, Recreation and Facilities

This function supports the health and wellbeing of our community, promotes strong community spirit and extends to people of all ages, cultures, abilities and needs. The function is supported by a full range of services, programs, organisations and facilities, such as:

- library services;
- youth and aged care services;
- event management;
- community grant funding and sponsorships;
- disaster management and community safety;
- the animal shelter;
- parks, camping grounds, community halls and swimming pools; and
- the Redland Art Gallery and Performing Arts Centre

Planning and Development

This function delivers the careful management of population pressures and supports the sustainable use of land. It includes the recognition of environmental sensitivities and the distinctive character, heritage and atmosphere of our local communities. This function ensures the delivery of a well-planned network of urban, rural and bushland areas and responsive infrastructure and transport systems to support strong, healthy communities.

Infrastructure Services

This function is responsible for the sustainable management and maintenance of Council's infrastructure assets, as well as identifying, planning and delivering infrastructure to support the community and ensure a high standard of infrastructure in the Redlands. This function includes the delivery of a high quality and effective road network to facilitate pedestrian, cycle and vehicle transport as well as road and drainage infrastructure construction and rehabilitation.

Corporate Services

This function provides support to all of Council and includes administrative, internal audit, budget support, financial accounting, taxation and treasury, human resources, marketing and communication and information technology services. The goal of this function is to provide accurate, timely and appropriate information to support sound decision making and meet statutory requirements.

Redland Investment Corporation

During the financial year ended 30 June 2015 Council established a proprietary company, Redland Investment Corporation Pty Ltd, to identify alternative revenue sources and new business opportunities for the Redlands Community. The Corporation also manages some of Council's underutilised land with an objective to improve the use or gain best value for these assets that do not meet the Redland Open Space Strategy or the Redlands 2030 Community Plan. Redland Investment Corporation also has in place a Service Level Agreement with Council to act as the preferred commercial consultant for the Priority Development Area projects. Redland Investment Corporation is wholly-owned by Council and operates under the *Corporations Act 2001*, the *Auditor-General Act 2009*, the *Local Government Act (QLD) 2009* and the *Local Government Regulation 2012*.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 30 June 2015

3. Statement of functions and activities - continued

(b) Analysis of results by function

Income, expenses and assets defined between recurring and capital are attributed to the following functions:

Year ended 30 June 2015

Functions	Gross income				Total Income	Gross expenses		Total Expenses	Net result from recurrent operations	Net Result	Total Assets
	Recurrent		Capital			Recurrent	Capital				
	Grants	Other	Grants	Other							
	\$000	\$000	\$000	\$000		\$000	\$000				
Corporate Governance	411	388	14	-	813	(15,302)	(1)	(15,303)	(14,503)	(14,490)	1,424
Water and Wastewater Services	30	94,660	-	14,690	109,380	(66,836)	(411)	(67,247)	27,854	42,133	658,605
Waste Services	-	20,650	-	-	20,650	(16,971)	(5)	(16,976)	3,679	3,674	12,280
Community Support, Recreation and Facilities	1,813	7,591	773	4,650	14,827	(60,126)	(445)	(60,571)	(50,722)	(45,744)	120,163
Planning and Development	12	9,924	-	-	9,936	(21,454)	792	(20,662)	(11,518)	(10,726)	5,020
Infrastructure Services	4,673	9,743	3,492	26,813	44,721	(43,188)	(2,312)	(45,500)	(28,772)	(779)	1,223,357
Corporate Services	5,183	83,531	-	63	88,777	(9,582)	(611)	(10,193)	79,132	78,584	384,645
Total Council	12,122	226,487	4,279	46,216	289,104	(233,459)	(2,993)	(236,452)	5,150	52,652	2,405,494
Redland Investment Corporation Pty Ltd (net of eliminations)	-	1,165	-	-	1,165	(66)	-	(66)	1,099	1,099	1,126
Total Consolidated	12,122	227,652	4,279	46,216	290,269	(233,525)	(2,993)	(236,518)	6,249	53,751	2,406,620

Year ended 30 June 2014

Functions	Gross income				Total Income	Gross expenses		Total Expenses	Net result from recurrent operations	Net Result	Total Assets
	Recurrent		Capital			Recurrent	Capital				
	Grants	Other	Grants	Other							
	\$000	\$000	\$000	\$000		\$000	\$000				
Corporate Governance	119	41	-	-	160	(13,844)	-	(13,844)	(13,684)	(13,684)	748
Water and Wastewater Services	-	98,375	-	9,671	108,046	(48,817)	(418)	(49,235)	49,558	58,811	663,693
Waste Services	-	19,651	1	1	19,653	(18,397)	-	(18,397)	1,254	1,256	12,681
Community Support, Recreation and Facilities	1,583	6,178	970	3,639	12,370	(57,010)	(340)	(57,350)	(49,249)	(44,980)	111,551
Planning and Development	6	8,194	-	-	8,200	(20,843)	1,093	(19,750)	(12,643)	(11,550)	4,916
Infrastructure Services	1,513	5,266	5,959	7,506	20,244	(42,799)	(1,834)	(44,633)	(36,020)	(24,389)	1,038,583
Corporate Services	3,212	80,474	-	-	83,686	(8,602)	(1,873)	(10,475)	75,084	73,211	376,024
Total Council	6,433	218,179	6,930	20,817	252,359	(210,312)	(3,372)	(213,684)	14,300	38,675	2,208,196
Redland Investment Corporation Pty Ltd (net of eliminations)	-	-	-	-	-	-	-	-	-	-	-
Total Consolidated	6,433	218,179	6,930	20,817	252,359	(210,312)	(3,372)	(213,684)	14,300	38,675	2,208,196

REDLAND CITY COUNCIL
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended 30 June 2015

	Consolidated		Council	
	2015	2014	2015	2014
Note	\$000	\$000	\$000	\$000
4 Revenue analysis				
(a) Rates, levies and charges				
General rates	81,521	78,450	81,521	78,450
Special charges	3,800	3,223	3,800	3,223
Environment levy	9,848	8,274	9,848	8,274
Water access	17,289	16,977	17,289	16,977
Water consumption	34,163	37,250	34,163	37,250
Wastewater	38,360	36,232	38,360	36,232
Trade waste	2,027	1,411	2,027	1,411
Waste disposal	19,022	18,102	19,022	18,102
Total rates and utility charges	<u>206,030</u>	<u>199,919</u>	<u>206,030</u>	<u>199,919</u>
Less: Pensioner remissions and rebates	(5,804)	(2,676)	(5,804)	(2,676)
	<u>200,226</u>	<u>197,243</u>	<u>200,226</u>	<u>197,243</u>
(b) Fees and charges				
Fines and penalties	574	683	574	683
Mooring and parking fees	968	926	968	926
Search fees	907	1,155	907	1,155
Development and related application fees	5,365	4,610	5,365	4,610
License fees	1,517	1,396	1,517	1,396
Commercial collection fees	195	205	195	205
Operational works application fees	943	8	943	8
Other fees and charges	2,282	2,025	2,282	2,025
	<u>12,751</u>	<u>11,008</u>	<u>12,751</u>	<u>11,008</u>
(c) Gain on sale of developed land				
Proceeds on sale of developed land	2,120	-	-	-
Cost of goods sold	(820)	-	-	-
	<u>1,300</u>	-	-	-
5 Grants, subsidies and contributions				
(a) Recurrent				
General purpose government grants	5,181	2,578	5,181	2,578
Government subsidies and grants	6,941	3,857	6,941	3,857
Contributions	488	452	488	452
	<u>12,610</u>	<u>6,887</u>	<u>12,610</u>	<u>6,887</u>
(b) Capital				
Government subsidies and grants	4,278	6,930	4,278	6,930
Contributions	24,954	15,148	24,954	15,148
	<u>29,232</u>	<u>22,078</u>	<u>29,232</u>	<u>22,078</u>
Non-cash contributions	<u>21,200</u>	<u>5,669</u>	<u>21,200</u>	<u>5,669</u>
Conditions over contributions				
Contributions and non-reciprocal grants which were recognised as income during the current reporting period and which were obtained on the condition that they be expended in a manner specified by the contributor but had not been expended at the reporting date:				
Transport infrastructure	10,112	4,376	10,112	4,376
Other infrastructure	5,984	3,614	5,984	3,614
Water and wastewater infrastructure	8,460	6,809	8,460	6,809
Grants and contributions	1,237	2,793	1,237	2,793
	<u>25,793</u>	<u>17,592</u>	<u>25,793</u>	<u>17,592</u>
Contributions and non-reciprocal grants which were recognised as income during a previous reporting period and were expended during the current reporting period in accordance with Council's obligations:				
Transport infrastructure	1,451	1,743	1,451	1,743
Other infrastructure	112	280	112	280
Water and wastewater infrastructure	4,371	3,946	4,371	3,946
Grants and contributions	3,888	5,253	3,888	5,253
	<u>9,822</u>	<u>11,222</u>	<u>9,822</u>	<u>11,222</u>

REDLAND CITY COUNCIL
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended 30 June 2015

	Note	Consolidated		Council	
		2015 \$000	2014 \$000	2015 \$000	2014 \$000
6 Employee benefits					
Total staff wages and salaries		60,846	58,720	60,846	58,720
Councillors' remuneration		1,272	1,217	1,272	1,217
Annual leave and long service leave entitlements		7,992	5,266	7,992	5,266
Superannuation		7,425	7,100	7,425	7,100
		77,535	72,303	77,535	72,303
Other employee related expenses		4,240	3,324	4,240	3,324
		81,775	75,627	81,775	75,627
Less: Capitalised employee expenses		(4,887)	(4,601)	(4,887)	(4,601)
		76,888	71,026	76,888	71,026

Councillor remuneration represents salary and superannuation paid in respect of carrying out their duties.

Total full-time equivalent Council employees:

Elected members		11	11	11	11
Administration and indoor staff		691	703	691	703
Outdoor staff		182	198	182	198
Total full-time equivalent RCC employees		884	912	884	912
Total full-time equivalent RIC employees		3	-	-	-
Total full-time equivalent employees at the reporting date		887	912	884	912

7 Materials and services

Contractors		31,752	32,803	31,752	32,803
Consultants		2,751	2,757	2,751	2,757
Other Council outsourcing costs		14,951	10,854	14,951	10,854
Purchase of materials		35,392	30,758	35,392	30,758
Office administration costs		6,870	6,811	6,870	6,811
Electricity charges		5,929	5,435	5,929	5,435
Plant operations		4,541	6,387	4,541	6,387
Information technology resources		1,848	1,957	1,848	1,957
General insurance		1,506	1,483	1,506	1,483
Community assistance		1,667	1,394	1,667	1,394
Audit of annual financial statements by the Auditor-General of Queensland		125	133	125	133
Other material and service expenses		1,206	2,784	1,140	2,784
Remediation costs for landfill		(7,983)	(17,274)	(7,983)	(17,274)
		100,555	86,282	100,489	86,282

8 Finance costs

Finance costs charged by the Queensland Treasury Corporation		3,424	3,839	3,424	3,839
Bank charges		321	306	321	306
Bad debts		586	43	586	43
Landfill remediation		409	850	409	850
		4,740	5,038	4,740	5,038

9 Depreciation and amortisation

Depreciation of non-current assets	13	50,659	47,598	50,659	47,598
Amortisation of intangible assets		683	367	683	367
Total depreciation and amortisation		51,342	47,965	51,342	47,965

10 Cash and cash equivalents

Cash at bank		5,030	1,466	2,401	1,466
Cash on hand		15	17	15	17
Deposits at call		118,911	94,752	118,911	94,752
Total cash and cash equivalents		123,956	96,235	121,327	96,235

REDLAND CITY COUNCIL
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended 30 June 2015

	Note	Consolidated		Council	
		2015 \$000	2014 \$000	2015 \$000	2014 \$000
10 Cash and cash equivalents - continued					
Council's cash and cash equivalents are subject to a number of internal and external restrictions that limit amounts available for discretionary or future use. These include:					
Restricted funds:					
Special projects reserve		2,495	11,658	2,495	11,658
Utilities reserve		9,900	13,018	9,900	13,018
Constrained works reserve		47,702	31,731	47,702	31,731
Separate charge reserve - environment		8,608	8,441	8,608	8,441
Special charge reserve - other		2	3	2	3
Special charge reserve - canals		9,127	7,830	9,127	7,830
		<u>77,834</u>	<u>72,681</u>	<u>77,834</u>	<u>72,681</u>
Unrestricted funds		46,122	23,554	43,493	23,554
		<u>123,956</u>	<u>96,235</u>	<u>121,327</u>	<u>96,235</u>

Cash is held with the Australia and New Zealand Banking Group in a normal business cheque account. The bank currently has a short term credit rating of A-1+ and a long term credit rating of AA-. Deposits at call are held with Queensland Treasury Corporation which has a short term credit rating of A-1+ and a long term credit rating of AA+.

Cash is held at a floating interest rate. The weighted average interest rate is 3.4% (2014: 3.1%).

Council holds three facilities with the Australia and New Zealand Banking Group to facilitate its operational monetary requirements. Unrestricted access was available at balance date to these facilities and their associated values are:

Commercial Card	\$325,000
Electronic Payway	\$5,000,000
Varied Facility	\$5,050,000

11 Trade and other receivables

Rates and utility charges	20,258	22,743	20,258	22,743
Trade debtors	2,078	1,304	2,076	1,304
Other debtors	468	459	605	459
Infringement debtors	852	752	852	752
GST recoverable	1,597	954	1,805	954
Less: Allowance for impairment	(579)	(73)	(579)	(73)
	<u>24,674</u>	<u>26,139</u>	<u>25,017</u>	<u>26,139</u>

Interest is charged on outstanding rates at a fixed rate of 11% (2014: 11%) per annum. No interest is charged on other debtors. There is no concentration of credit risk interest for rates and utility charges, fees and other receivables.

Trade and other receivables ageing analysis:

Fully performing	17,456	18,290	17,799	18,290
Past due but not impaired:				
31 - 60 days	2,831	162	2,831	162
61 - 90 days	35	3,189	35	3,189
> 90 days	4,931	4,571	4,931	4,571
Impaired	(579)	(73)	(579)	(73)
	<u>24,674</u>	<u>26,139</u>	<u>25,017</u>	<u>26,139</u>

12 Inventories

Land held for development and resale

Transfer (to)/from other non-current asset class	10,155	-	-	-
	<u>10,155</u>	<u>-</u>	<u>-</u>	<u>-</u>

Land held for development and resale is valued at the lower of cost and net realisable value.

Inventories held for distribution	774	844	774	844
Inventories held for distribution are measured at cost				
Total inventories	<u>10,929</u>	<u>844</u>	<u>774</u>	<u>844</u>

REDLAND CITY COUNCIL
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended 30 June 2015

13 (a) Property, plant and equipment

Asset class	Land	Buildings	Plant and equipment	Roads	Stormwater drainage	Water and wastewater	Parks	Other infrastructure	Waste	Work in progress	Total
Basis of measurement	Fair value	Fair value	Cost	Fair value	Fair value	Fair value	Fair value	Fair value	Fair value	Cost	
Range of estimated useful life in years	n/a	10-75	3-10	10-120	20-150	10-134	16-60	15-100	5-70	n/a	

Council - 30 June 2015												
Asset values	Note	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	
Opening gross value as at 1 July 2014		257,538	116,330	45,146	765,998	520,638	1,006,363	67,517	101,699	14,258	25,921	2,921,408
Work in progress expenditure											47,885	47,885
Transfers from work in progress		-	-	-	-	-	-	-	-	-	(42,693)	(42,693)
Additions		267	657	5,872	23,931	61	3,210	2,512	4,332	235	-	41,077
Contributed assets at valuation	5(b)	-	19	-	6,101	8,635	6,230	215	-	-	-	21,200
Disposals		(691)	(181)	(4,835)	(5,078)	(80)	(1,012)	(1,367)	(123)	-	-	(13,367)
Revaluation adjustments		(18,631)	8,246	-	-	-	-	11,179	169,961	-	-	170,755
Transfers between asset classes		(10,256)	(1,788)	(167)	(408)	-	-	(41)	(15)	(160)	-	(12,835)
Closing gross value at 30 June 2015		228,227	123,283	46,016	790,544	529,254	1,014,791	80,015	275,864	14,333	31,113	3,133,430
Accumulated depreciation												
Opening balance as at 1 July 2014		-	53,384	23,440	198,885	123,302	371,367	31,663	34,406	4,777	-	841,224
Depreciation adjustments		-	-	-	(17)	(883)	14	(443)	215	-	-	(1,114)
Depreciation for the year		-	3,003	4,962	14,667	5,471	16,682	3,386	2,012	476	-	50,659
Depreciation on disposals		-	(152)	(4,134)	(2,868)	(12)	(602)	(1,014)	(28)	-	-	(8,810)
Depreciation on revaluation adjustments		-	3,979	-	-	-	-	3,934	4,116	-	-	12,029
Depreciation on transfers between asset classes		-	(1,452)	(129)	(141)	-	-	(19)	(13)	(69)	-	(1,823)
Accumulated depreciation at 30 June 2015		-	58,762	24,139	210,526	127,878	387,461	37,507	40,708	5,184	-	892,165
Council book value as at 30 June 2015		228,227	64,521	21,877	580,018	401,376	627,330	42,508	235,146	9,149	31,113	2,241,265

Redland Investment Corporation Pty Ltd held no Property, plant and equipment as at 30 June 2015 and had no movements during the year. As such, the results above are for both Council and the group.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 30 June 2015

13 (b) Property, plant and equipment - prior year comparative

Asset class	Land	Buildings	Plant and equipment	Roads	Stormwater drainage	Water and wastewater	Parks	Other infrastructure	Waste	Work in progress	Total	
Basis of measurement	Fair value	Fair value	Cost	Fair value	Fair value	Fair value	Fair value	Fair value	Fair value	Cost		
Range of estimated useful life in years	n/a	10-75	3-10	10-100	20-150	10-134	16-60	15-100	5-70	n/a		
Council - 30 June 2014												
Asset values	Note	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	
Opening gross value at 1 July 2013		243,095	115,843	43,883	743,242	516,560	1,000,594	65,848	104,092	14,524	19,630	2,867,311
Work in progress expenditure		-	-	-	-	-	-	-	-	-	49,545	49,545
Transfer from WIP to non-current assets		-	-	-	-	-	-	-	-	-	(43,254)	(43,254)
Additions		1,773	610	6,962	18,944	2,747	4,065	2,226	4,475	204	-	42,006
Contributed assets at valuation	5(b)	-	-	219	464	1,737	2,862	387	-	-	-	5,669
Disposals		(1,677)	(12)	(4,997)	(3,159)	(406)	(1,161)	(939)	(374)	(470)	-	(13,195)
Revaluation adjustments		14,347	-	-	-	-	-	-	-	-	-	14,347
Transfers between asset classes		-	(111)	(921)	6,507	-	3	(5)	(6,494)	-	-	(1,021)
Closing gross value at 30 June 2014		257,538	116,330	45,146	765,998	520,638	1,006,363	67,517	101,699	14,258	25,921	2,921,408
Accumulated depreciation												
Opening balance at 1 July 2013		-	50,103	22,545	185,957	117,985	355,608	29,037	35,683	4,750	-	801,668
Depreciation for the year	9	-	3,300	4,994	11,688	5,367	16,512	3,229	1,991	497	-	47,598
Depreciation on disposals		-	(8)	(3,405)	(1,928)	(70)	(753)	(603)	(107)	(470)	-	(7,344)
Depreciation on revaluation adjustments		-	-	-	-	-	-	-	-	-	-	-
Transfers between asset classes		-	(11)	(694)	3,168	-	-	-	(3,161)	-	-	(698)
Accumulated depreciation at 30 June 2014		-	53,384	23,440	198,885	123,302	371,367	31,663	34,406	4,777	-	841,224
Council book value as at 30 June 2014		257,538	62,946	21,706	567,113	397,336	634,996	35,854	67,293	9,481	25,921	2,080,184



REDLAND CITY COUNCIL
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended 30 June 2015

Note	Consolidated		Council	
	2015 \$000	2014 \$000	2015 \$000	2014 \$000
14 Trade and other payables				
Creditors and accruals	15,534	15,248	15,546	15,248
Annual leave	6,081	5,976	6,057	5,976
	<u>21,615</u>	<u>21,224</u>	<u>21,603</u>	<u>21,224</u>

Creditors and accruals are expected to be settled within 12 months.

Of the consolidated annual leave balance, \$4,929,338 is expected to be settled within 12 months from balance date and \$1,151,974 is expected to be settled after more than 12 months.

15 Borrowings

(a) Current

Loans - Queensland Treasury Corporation	4,482	4,375	4,482	4,375
	<u>4,482</u>	<u>4,375</u>	<u>4,482</u>	<u>4,375</u>

(b) Non-current

Loans - Queensland Treasury Corporation	49,973	54,608	49,973	54,608
	<u>49,973</u>	<u>54,608</u>	<u>49,973</u>	<u>54,608</u>

Movement in loans - Queensland Treasury Corporation (QTC)

Opening balance at 1 July	58,983	63,102	58,983	63,102
Loans raised	-	-	-	-
Principal repayments	(4,528)	(4,119)	(4,528)	(4,119)
Closing balance at 30 June	<u>54,455</u>	<u>58,983</u>	<u>54,455</u>	<u>58,983</u>

The market value of QTC loans at the reporting date was \$62.728m (2014: \$66.724m). This represents the value of debt if Council repaid it at that date. As it is the intention of Council to hold the debt for its term, no provision is required to be made in these accounts.

No assets have been pledged as security by the Council for any liabilities, however all loans are ultimately guaranteed by the Queensland Government.

Borrowings are in \$AUD denominated amounts and carried at amortised cost, interest is expensed as it accrues. This is at a fixed interest rate of 6.4%. No interest has been capitalised during the current or comparative reporting period.

Expected final repayment dates vary from 27 August 2022 to 31 January 2027. There have been no defaults or breaches of the loan agreement during the year. Principal and interest repayments were made quarterly in advance and interest applied at the end of each quarter.

The following details set out the liquidity risk in relation to borrowings held by Council and represents the remaining contractual cash flows of financial liabilities at the end of the reporting period:

Less than 1 year	7,953	7,952	7,953	7,952
1 to 5 years	31,810	31,810	31,810	31,810
Over 5 years	32,341	39,997	32,341	39,997
Total contractual cash flows	<u>72,104</u>	<u>79,759</u>	<u>72,104</u>	<u>79,759</u>
Carrying amount	54,455	58,983	54,455	58,983

REDLAND CITY COUNCIL
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended 30 June 2015

Note	Consolidated		Council	
	2015 \$000	2014 \$000	2015 \$000	2014 \$000
16 Provisions				
(a) Current				
Landfill rehabilitation	6,092	6,491	6,092	6,491
Workers compensation	362	278	362	278
Long service leave	8,138	7,181	8,138	7,181
	<u>14,592</u>	<u>13,950</u>	<u>14,592</u>	<u>13,950</u>
(b) Non-Current				
Landfill rehabilitation	9,848	17,578	9,848	17,578
Workers compensation	433	478	433	478
Long service leave	2,019	1,737	2,004	1,737
	<u>12,300</u>	<u>19,793</u>	<u>12,285</u>	<u>19,793</u>

Movements in provisions were as follows:

Landfill rehabilitation

Opening balance at 1 July	24,069	39,673	24,069	39,673
Decrease in provision due to change in discount rate and costs	(6,300)	(11,436)	(6,300)	(11,436)
Provision utilised during the period	(2,388)	(4,431)	(2,388)	(4,431)
Unused amounts reversed during the period	150	(631)	150	(631)
Increase in provision due to passage of time - borrowing costs	409	894	409	894
Closing balance at 30 June	<u>15,940</u>	<u>24,069</u>	<u>15,940</u>	<u>24,069</u>

This is the present value of the estimated cost of restoring closed landfill sites across the city and is based on Council's 10 year program. The significant decrease in the closing balance is due to the reduction in interest and further revision of the program costs. The program is funded by a separate charge and interest free short term loan from Council.

Workers compensation

Opening balance at 1 July	756	1,320	756	1,320
Adjustment for period	39	(564)	39	(564)
Closing balance at 30 June	<u>795</u>	<u>756</u>	<u>795</u>	<u>756</u>

Long service leave

Opening balance at 1 July	8,918	10,099	8,918	10,099
Long service leave entitlement raised	2,435	(103)	2,420	(103)
Long service entitlement used/extinguished	(773)	(574)	(773)	(574)
Long service entitlement paid	(423)	(504)	(423)	(504)
Closing balance at 30 June	<u>10,157</u>	<u>8,918</u>	<u>10,142</u>	<u>8,918</u>

Of the total current long service leave balance, \$825,000 is expected to be settled within 12 months from balance date and \$7,313,000 is expected to be settled after more than 12 months. The non-current portion relates to employees who have not yet reached the required years of service to be entitled to take long service leave.

17 Asset revaluation surplus

Asset revaluation surplus analysis:

The closing balance of the asset revaluation surplus comprises the following asset categories:

Land	64,054	82,686	64,054	82,686
Buildings	31,409	27,142	31,409	27,142
Plant and equipment	105	105	105	105
Roads	277,199	277,199	277,199	277,199
Stormwater drainage	203,013	203,013	203,013	203,013
Parks	43,190	35,944	43,190	35,944
Other infrastructure	201,744	35,899	201,744	35,899
Waste	6,697	6,697	6,697	6,697
	<u>827,411</u>	<u>668,685</u>	<u>827,411</u>	<u>668,685</u>

Increases and decreases on revaluation are offset within a class of assets.

REDLAND CITY COUNCIL
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
 For the year ended 30 June 2015

	Consolidated		Council	
	2015 \$000	2014 \$000	2015 \$000	2014 \$000
18 Commitments				
Operating leases				
Future minimum lease payments in relation to non-cancellable operating leases are payable as follows:				
Within 1 year	982	1,088	982	1,088
1 to 5 years	2,513	2,872	2,513	2,872
Greater than 5 years	4,752	5,152	4,752	5,152
	<u>8,247</u>	<u>9,112</u>	<u>8,247</u>	<u>9,112</u>

Operating contractual commitments

Contractual commitments at end of financial year but not recognised in the financial statements are as follows:

Roadworks	1,223	390	1,223	390
Water and wastewater	1,158	3,122	1,158	3,122
Waste	46,940	40,340	46,940	40,340
Other	17,326	10,903	17,326	10,903
	<u>66,647</u>	<u>54,755</u>	<u>66,647</u>	<u>54,755</u>

These expenditures are payable:

Within 1 year	32,850	27,667	32,850	27,667
1 to 5 years	33,797	23,267	33,797	23,267
Greater than 5 years	-	3,821	-	3,821
	<u>66,647</u>	<u>54,755</u>	<u>66,647</u>	<u>54,755</u>

Capital contractual commitments

Commitments for the construction of the following assets contracted for at year end but not recognised as liabilities are as follows and are payable within 1 year:

Roadworks	21	46	21	46
Water and wastewater	1,773	1,505	1,773	1,505
Waste	251	18	251	18
Other	11,643	5,502	11,643	5,502
	<u>13,688</u>	<u>7,071</u>	<u>13,688</u>	<u>7,071</u>

Note: All commitments are inclusive of GST.

19 Contingent liabilities and contingent assets

Contingent liabilities:

Details and estimates of maximum amounts of contingent liabilities are as follows:

WorkCover self-insurer liability

The estimated claims liability for Council as a self-insurer under the *Workers Compensation and Rehabilitation Act 2003* ("the Act") as at 30 June 2015 is \$838,000 (2014: \$897,000) where estimated claims liability is defined in Section 84 of the Act. The Actuary has recommended that a provision be recognised for \$795,000 (2014: \$756,000) for the total estimated claims liability. Council has in place a bank guarantee with the ANZ Banking Group Ltd for \$5,000,000 (2014: \$5,000,000).

Other claims

The Quandamooka-Redland City Council Indigenous Land Use Agreement (ILUA) sets out broad principles and mechanisms for how parties will work together and meet their respective responsibilities for mutual benefits in accordance with the *Native Title Act 1994*. The ILUA establishes native title validation and consultation for Council's projects and a framework for other policies, programmes and initiatives for the mutual benefit of parties and local community.

Landfill Remediation

Council has historically recognised, and continues to recognise, a provision for the remediation of former landfill sites throughout the city to ensure compliance with legal obligations. The legal obligation is broad and covered in a range of legislation such as the *Environmental Protection Act 1994*, *Petroleum and Gas Act 2004*, *Sustainable Planning Act 2009* and *Work Health and Safety Act 2011* plus subordinate legislation (such as various regulations and codes of practice) and other industry guidelines.

Council is taking a risk-based approach to justify and prioritise expenditure for managing these landfills with aftercare management plans under development for each site. There will be substantial expenditure in 2015-16 to finalise the closure of Council's largest landfill site at Birkdale, which was also the most recently closed landfill. Risks will continue to be reviewed and updated in line with relevant information from site inspections, detailed investigations, environmental monitoring results, asset owner feedback, site master plans and other service standards. Costs may change over time and at least annually, this program will be reviewed to reflect the dynamic circumstances against Council prudence and efficiency measures.

Contingent assets:

Council has no contingent assets at the date of this report.

REDLAND CITY COUNCIL
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
 For the period ended 30 June 2015

20 Superannuation

Redland City Council contributes to the Local Government Superannuation Scheme (Qld) (the scheme). The scheme is a Multi-Employer Plan as defined in the Australian Accounting Standard AASB 119 *Employee Benefits*.

The Queensland Local Government Superannuation Board, the trustee of the scheme, advised that the local government superannuation scheme was a complying superannuation scheme for the purpose of the Commonwealth Superannuation Industry (Supervision) legislation.

The scheme has three elements, referred to as:

- City Defined Benefits Fund (CDBF) which covers former members of the City Super Defined Benefits Fund
- Regional Defined Benefits Fund (Regional DBF) which covers defined benefit fund members working for regional local governments (closed to new entrants from 1 July 1998)
- Accumulation Benefits Fund (ABF)

The ABF is a defined contribution scheme as defined in AASB 119. Council has no liability to or interest in, the ABF other than the payment of the statutory contributions as required by the *Local Government Act 2009*.

The Regional DBF is a defined benefit plan as defined in AASB 119. Council is not able to account for the Regional DBF as a defined benefit plan in accordance with AASB 119 because the scheme is unable to account to Council for its proportionate share of the defined benefit obligation, plan assets and costs.

Any amount by which either fund is over or under funded would only affect future benefits and contributions to the Regional DBF, and is not an asset or liability of Council. Accordingly there is no recognition in the financial statements of any over or under funding of the scheme.

As at the reporting date, the assets of the scheme are sufficient to meet the vested benefits.

The most recent actuarial assessment of the scheme was undertaken as at 1 July 2012. The actuary indicated that "the Regional DBF is currently in a satisfactory but modest financial position and remains vulnerable to adverse short and medium term experience".

Following the previous actuarial assessment in 2009, councils were advised by the trustee of the scheme, following advice from the scheme's actuary, that additional contributions may be imposed in the future at a level necessary to protect the entitlements of Regional DBF members. In the 2012 actuarial report the actuary has recommended no change to the employer contribution levels at this time.

Under the *Local Government Act 2009* the trustee of the scheme has the power to levy additional contributions on councils which have employees in the Regional DBF when the actuary advises such additional contributions are payable - normally when the assets of the DBF are insufficient to meet members' benefits.

There are currently 71 entities contributing to the Regional DBF plan and any changes in contribution rates would apply equally to all 71 entities. Redland City Council made less than 4% of the total contributions to the plan in the financial year ended 30 June 2015.

The next actuarial valuation will be conducted as at 1 July 2015.

	Consolidated		Council	
	2015	2014	2015	2014
	\$000	\$000	\$000	\$000
The amount of superannuation contributions paid by Council to the scheme in this period for the benefit of employees was:	7,396	7,070	7,396	7,070
The amount of superannuation contributions paid by Council to the scheme in this period for the benefit of councillors was:	136	130	136	130

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 30 June 2015

	Note	Consolidated		Council	
		2015 \$000	2014 \$000	2015 \$000	2014 \$000
21 Trust funds					
Monies collected or held on behalf of other entities		8,026	7,579	8,026	7,579
These funds relate to monies yet to be paid out to or on behalf of those entities and Council performs only a custodial role in respect of these monies. Council separately accounts for all trust funds through a dedicated trust ledger and within a separate account whereby balances are excluded from the Consolidated Statement of Financial Position.					
22 Reconciliation of net result for the year to net cash flows from operating activities					
Net result		53,751	38,675	52,652	38,675
<u>Non-cash operating items</u>					
Depreciation and amortisation	9	51,342	47,965	51,342	47,965
Prior years errors corrected in-year		(755)	-	(755)	-
Non-cash contributions	5(b)	(21,200)	(5,669)	(21,200)	(5,669)
Bad and doubtful debts		506	(18)	506	(18)
Cost of land sold - acquired as contributed equity		820	-	-	-
Land acquired in lieu of rates		(2)	(61)	(2)	(61)
Fair value adjustment - investment property		(63)	-	(63)	-
		<u>30,648</u>	<u>42,217</u>	<u>29,828</u>	<u>42,217</u>
<u>Investing and development activities</u>					
Net loss on disposal of non-current assets		2,993	3,373	2,993	3,373
Capital grants, subsidies and contributions	5(b)	(29,232)	(22,078)	(29,232)	(22,078)
		<u>(26,239)</u>	<u>(18,705)</u>	<u>(26,239)</u>	<u>(18,705)</u>
<u>Changes in operating assets and liabilities</u>					
(Increase)/decrease in trade and other receivables		575	(5,200)	616	(5,200)
(Increase)/decrease in other current assets and inventories		78	219	78	219
Increase/(decrease) in trade and other payables		751	4,267	379	4,267
Increase/(decrease) in provisions		(6,826)	(18,018)	(6,865)	(18,018)
Increase/(decrease) in other current liabilities		(3,065)	(603)	(3,065)	(603)
		<u>(8,487)</u>	<u>(19,335)</u>	<u>(8,857)</u>	<u>(19,335)</u>
Net cash inflow/(outflow) from operating activities		<u>49,673</u>	<u>42,852</u>	<u>47,384</u>	<u>42,852</u>

23 Controlled entitiesRedland Investment Corporation Pty Ltd (Consolidated)

Redland Investment Corporation Pty Ltd (RIC) was incorporated on 2 December 2014 and is limited by shares. Council has 100% ownership of RIC. This company was formed to support the commercial activities of Redland City Council to generate revenue in addition to the traditional fees, charges and rates revenue. This company will oversee the management of property developments across the city.

The financial results of controlled entities have been consolidated into these financial statements. Separate financial statements for the controlled entity have been prepared for the financial year ended 30 June 2015 and are audited by the Auditor-General of Queensland.

Redheart Pty Ltd (Not Consolidated)

As at 30 June 2015 Council had control over Redheart Pty Ltd, a company whose principle activity was to act as the holder of the mining lease pursuant to the *Mineral Resources Act 1989* in respect of Council's German Church Road quarry operations. As at 30 June 2015, the company had net assets of \$2 and remained dormant throughout the financial year.

As the transactions in this entity are not material, it has not been consolidated with Council's financial results.

24 (a) Fair value measurements

Redland City Council measures the following assets at fair value on a recurring basis:

- Land
- Buildings
- Infrastructure assets including roads, stormwater, water and wastewater, parks, other infrastructure and waste
- Investment property

In accordance with AASB 13, fair value measurements are categorised on the following basis:

- Fair value based on quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1)
- Fair value based on inputs that are directly or indirectly observable for the asset or liability (Level 2)
- Fair value based on unobservable inputs for the asset and liability (Level 3)

All fair value measurements are recurrent and categorised as either Level 2 or Level 3. Council does not hold any assets valued using Level 1 inputs. Where all significant inputs used to value the asset are observable, the asset is valued at Level 2. However, if one or more of the significant inputs are unobservable, the asset is valued as Level 3.

Council's valuation policy and procedures are reviewed every three years. Annual reviews of depreciation, impairment, asset lives and asset balances are conducted by the Senior Management Team. Council's current policy for the recurrent valuation of property, plant and equipment is documented in Note 2.f. Non-recurring valuations are completed as necessary on reclassification. The valuation methodology maximises observable inputs. Details of valuation movements are shown in note 13.

Recognised fair value measurements

The following table represents the material asset classes measured and recognised at fair value at 30 June 2015.

2015	Gross value	Written down value	Level 2 (Significant other observable inputs)	Level 3 (Significant unobservable inputs)
	\$000	\$000	\$000	\$000
Land	228,227	228,227	12,506	215,721
Buildings	123,283	64,521	-	64,521
Roads	790,544	580,018	-	580,018
Stormwater drainage	529,254	401,376	-	401,376
Water and wastewater	1,014,791	627,330	-	627,330
Parks	80,016	42,509	-	42,509
Other infrastructure	275,854	235,146	-	235,146
Waste	14,333	9,149	-	9,149
	3,056,302	2,188,276	12,506	2,175,770

2014	Gross value	Written down value	Level 2 (Significant other observable inputs)	Level 3 (Significant unobservable inputs)
	\$000	\$000	\$000	\$000
Land	257,538	257,538	12,729	244,809
Buildings	116,330	62,946	-	62,946
Roads	765,998	567,113	-	567,113
Stormwater drainage	520,638	397,336	-	397,336
Water and wastewater	1,006,363	634,996	-	634,996
Parks	67,517	35,854	-	35,854
Other infrastructure	101,699	67,293	-	67,293
Waste	14,258	9,481	-	9,481
	2,850,341	2,032,557	12,729	2,019,828

There were no transfers between Level 2 and Level 3 during the year. Council's policy is to recognise transfers in and out of the fair value hierarchy levels (if any) at the end of the reporting period and is consistent with the previous year.

Disclosed fair values of financial assets and liabilities

Council borrowings are measured at amortised cost with interest recognised in the Statement of Comprehensive Income when incurred. The fair value of borrowings is disclosed in Note 15 and is the market value of the debt as provided by Queensland Treasury Corporation. It represents the contractual undiscounted future cash flows at balance date based on prevailing market rates and represents the amount required to be repaid if this was to occur at balance date. As it is the intention of Council to hold its borrowings for their full term, no adjustment provision is made in these accounts.

The carrying amount of trade and other receivables and payables is assumed to approximate the value of the original transaction, less any allowance for impairment where relevant. The carrying value of cash and cash equivalents is a reasonable approximation of fair value and therefore separate disclosures of the fair values are not required.

24 (a) Fair value measurements - continued

Valuation techniques used to derive fair values

The specific valuation techniques used to value Council's assets are documented below. Fair value represents the highest and best use of the assets having regard to the optimal financial, physical and legal use of the asset. Residual values have not been applied to any asset category.

Investments in 100% controlled entities and investments in other entities do not have a quoted market price in an active market and are valued at cost less any impairment. Shares in controlled entities have been eliminated on consolidation (refer note Controlled entities).

Land

All council freehold land was comprehensively valued as at 30 June 2011 by qualified independent external valuers, AssetVal Pty Ltd. Land re-transferred to Council from Allconnex Water was independently valued by qualified external valuers, AssetVal Pty Ltd, for determination of the fair value as at 1 July 2012.

The valuations were based on publicly available data on sales of similar land in nearby localities applying a direct comparison method. Where an active market exists and there are no unreasonable restrictions as to use and/or sale, the land was deemed to be valued as Level 2.

Where no active market existed, or there were restrictions on the use and/or sale, the land was assessed as Level 3. Land carrying a parkland zone, or land utilised for footpath or access restriction purposes, or due to its general characteristics, land that has no observable active market, has been assessed as Level 3. The most significant input to the determination of fair value is the value per square metre.

Subsequent desktop indexations were applied where the movement in land values across the city indicated a material adjustment.

Buildings

All buildings were valued as at 30 June 2011 by independently qualified external valuers AssetVal Pty Ltd. Due to the specialist nature of these assets and the absence of an active market, fair value was assessed to be depreciated replacement cost.

Replacement cost was determined by applying an abbreviated bill of quantities methodology. Reference was made to construction costing data contained in Rawlings Australia Construction Handbook and databases built from research by external valuers AssetVal Pty Ltd. Major buildings have been split into components, and these components were valued separately to reflect differing expectations of condition and useful life. Assessment of economic and remaining life was based on historical assessment of similar assets and drawing on experience of the valuer, and this was the basis for determining the depreciated value. Residual values have not been applied to the building assets.

Although some inputs would be considered as Level 2 (replacement cost valuation), significant assumptions were applied in the assessment of condition, expected useful life and remaining life and therefore these assets are considered to be valued as Level 3.

The movement in the Australian Bureau of Statistics Asset Valuation Non-residential Construction Index (March Quarter 2015), indicated a material movement since this valuation and as a result, indexation has been applied as at 30 June 2015.

Road infrastructure assets

Road assets were independently valued as at 1 July 2013 by Cardno (QLD) Pty Ltd. As these are specialist public service assets that are rarely independently sold, depreciated replacement cost was determined as the most appropriate valuation method. These assets were considered to have been valued using Level 3 inputs.

Unit rates were determined with reference to recent Council construction data, Cardno developed databases and cost curves, Rawlinsons Australia's Construction Handbook, and other published building indexes. These rates were applied to the asset specifications including depth, length and width. Unit rates take into consideration material, labour, service and overhead costs (Survey 6%, Design 5%, Engineering supervision 3%, Project Management 6%). All roads are divided into segments and componentised into earthworks, base, sub-base and surface to reflect different lives to each component.

Useful lives were developed by Cardno with reference to common engineering and industry practice standards and Council's historical evidence. The expected lives of major culvert assets were reduced by 20% if located within 50m of the coast and 40% if located in poor soils. A review of the pavement rehabilitation history suggested longer base course useful lives for low traffic roads less than 20 years old and as a result longer lives were adopted for these assets.

Pavement condition was determined by Council officers assessing the following criteria: cracks, ravelling, potholes, roughness, rutting and SMEC Pavement Condition Index. Correlation between condition data and age could not be determined and therefore an age based model was adopted to determine remaining useful life and accumulated depreciation. Remaining life and therefore accumulated depreciation was determined on an age basis for all other roads assets.

The significant unobservable inputs used in the valuation of road infrastructure assets were: expected useful life, remaining life and condition.

24 (a) Fair value measurements - continued

Stormwater drainage infrastructure assets

Stormwater drainage assets were independently valued as at 1 July 2013 by Cardno (QLD) Pty Ltd. As these are specialist public service assets that are rarely independently sold, depreciated replacement cost was determined as the most appropriate valuation method. These assets were considered to have been valued using Level 3 inputs. Unit rates and replacement costs were determined with reference to recent Council construction data, Cardno developed databases and cost curves, Rawlinsons Australia Construction Handbook, and other building indexes. These rates were applied to the asset specifications including depth, length and width. Unit rates take into consideration material, labour, service and overhead costs (Survey 6%, Design 5%, Engineering supervision 3%, Project Management 6%).

Other cost factors considered when developing replacement costs for passive assets were soil and development type, economies of scale and asset depth. These factors together with the asset condition, expected useful life and remaining life are considered the significant unobservable inputs used in the valuation.

Useful lives were developed by Cardno with reference to common engineering and industry practice standards and Council's historical evidence. The lives of assets located within 50m of the coast or in poor soils were adjusted to reflect a varied life expectancy.

Condition assessments of Gross Pollutant Traps - Simple and Complex were conducted by Council officers with reference to predetermined condition criteria and remaining life was derived by application of a predetermined scale.

The remaining useful life of all other Stormwater assets was determined on an aged basis with reference to the total expected life of the asset and as a result the accumulated depreciation was calculated on a straight line basis. Assets are componentised to reflect varying expected lives and consumption patterns.

Water and wastewater infrastructure assets

Infrastructure assets re-transferred from Allconnex Water were valued as at 1 July 2012 by registered valuers GHD to determine their fair value for initial recognition. Depreciated replacement cost was determined as the most appropriate valuation method as these are specialist public service assets that are rarely independently sold and as such were classified as being valued using Level 3 inputs. Significant components with differing expected useful lives and replacement costs were valued separately.

Replacement costs were based on the replacement of the assets with a modern, engineering equivalent with cost factor adjustments applied to reflect the location and site conditions likely on replacement. Costs of supply and install were derived from GHD's record of past construction projects, the Rawlinsons Australia Construction Handbook and GHD's infrastructure cost estimating database. These costs were verified against Redland City Council information where available and include 15% oncosts (Survey 3%, Design 5%, Construction supervision 4%, Project management 3%).

Cost factors taken into consideration when determining replacement cost of underground assets were soil and development type. An additional cost factor was applied to all assets located in island locations.

Remaining life of the assets was determined with consideration to the age and performance of the component assets with reference to design lives developed by GHD using common engineering and industry practice standards. Asset condition and performance were assessed by GHD and used to derive a Condition and Performance Factor.

The condition of underground assets was determined with reference to the age of the assets, while the condition of above ground assets was determined from visual inspection against predetermined condition criteria. Performance scores for above ground assets were based on data provided by RCC operator staff on current reliability and current loadings against design capability. Performance scores for passive assets was deemed to be 1.

Condition and performance scores were assessed against remaining economic life to calculate indicative remaining useful lives that were used to determine accumulated depreciation and fair value.

The significant unobservable inputs used in the valuation were soil, development and island factors; asset performance scores (active assets) and condition; and total expected life and remaining life.

24 (a) Fair value measurements - continued

Parks infrastructure assets

Parks infrastructure assets were independently valued as at 30 April 2015 by qualified external valuers Cardno (QLD) Pty Ltd. The valuation was applied to the accounts as at 30 June 2015 as no material movement since valuation was identified. Depreciated replacement cost was determined as the most appropriate valuation method as these are specialist public service assets that are rarely independently sold and as a result were considered to have been valued using Level 3 valuation inputs.

Replacement cost was determined with reference to Council's historical construction records, Cardno's own database of construction costs and other published cost guides. Transportation and other costs unique to work completed on the Islands has been taken into consideration through the application of an island factor to these assets.

Asset condition was assessed by RCC internal experts and a sample confirmed as part of the valuation process by the valuer. Condition ratings were assigned based on the International Management Manual Condition Ratings (1 as new to 5 poor). Remaining lives were derived based on the condition of the assets including factors such as the age of the asset, overall condition as noted during inspection, economic and/or functional obsolescence.

The assets were depreciated with reference to expected useful lives determined through application of industry standard ranges (including Institute of Public Works Engineering Australia (IPWEA)), historic assessment of similar assets, and experience gained from similar valuations by Cardno (QLD) Pty Ltd. The condition assessment directly translates to the level of the depreciation applied.

Although some inputs would be considered as Level 2 (replacement cost valuation), significant assumptions were applied in the assessment of condition and remaining life and therefore these assets are considered to be valued as Level 3. The significant unobservable inputs used in the valuation were asset condition, total expected life and remaining life.

Other infrastructure assets

These assets include marine, jetty facilities and seawalls and were independently valued as at 30 April 2015 by qualified external valuers Cardno (QLD) Pty Ltd. The valuation was applied to the accounts as at 30 June 2015 as no material movement since valuation was identified. Depreciated replacement cost was determined as the most appropriate valuation method as these are specialist public service assets that are rarely independently sold.

Replacement cost was determined with reference to Council's historical construction records, Cardno's own database of construction costs and other published cost guides. Transportation and other costs unique to work completed on the islands has been taken into consideration by applying an island factor to these assets.

Remaining lives were assigned based on physical assessment of the condition of the assets as noted by the Valuer during inspection including factors such as the age of the asset, overall condition, economic and/or functional obsolescence. The assets were depreciated with reference to expected useful lives determined through application of industry standards (including IPWEA), historic assessment of similar assets, and experience gained from similar valuations by Cardno (QLD) Pty Ltd.

Although some inputs would be considered as Level 2 (replacement cost valuation), significant assumptions were applied in the assessment of condition and remaining life and therefore these assets are considered to be valued as Level 3.

The significant unobservable inputs used in the valuation were asset condition, total expected life and remaining life.

Waste infrastructure assets

All waste assets were independently valued as at 30 June 2011 by qualified external valuers AssetVal Pty Ltd. Depreciated replacement cost was determined as the most appropriate valuation method as these are specialist public service assets that are rarely independently sold.

Replacement cost was derived using an abbreviated bill of quantities methodology with reference to Rawlinsons Australia Construction Handbook and AssetVal Pty Ltd databases of building and site improvement costs built up through previous engagements.

Remaining lives were assigned based on physical assessment of the condition of the assets by the Valuer. The assets were depreciated on a straight line basis with reference to expected useful lives determined through application of industry standard ranges (including IPWEA), historic assessment of similar assets, and experience gained from similar valuations by AssetVal Pty Ltd.

Although some inputs would be considered as Level 2 (replacement cost valuation), significant assumptions were applied in the assessment of condition and remaining life and therefore these assets are considered to be valued as Level 3. The significant unobservable inputs used in the valuation were asset condition, total expected life and remaining life.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 30 June 2015

24 (b) Fair value measurement movement

Movements in asset categories fair valued using significant unobservable inputs (Level 3) are as per Note 13 for buildings, roads, stormwater, water and wastewater, parks, other infrastructure and waste.

Land is the only asset category fair valued using Level 3 and Level 2 inputs. The movement is as below:

Land asset values	Level 2	Level 3	Total
	\$000	\$000	\$000
Opening balance 1 July 2014	12,729	244,809	257,538
Additions	-	267	267
Contributed assets at valuation	-	-	-
Reclassifications	-	(10,256)	(10,256)
<u>Included in Profit and Loss</u>			
Disposals	-	(691)	(691)
<u>Included in Comprehensive Income</u>			
Net increase (decrease) in asset revaluation surplus	(223)	(18,408)	(18,631)
Closing balance at 30 June 2015	12,506	215,721	228,227

25 National Competition Policy

Code of Competitive Conduct

Business activities to which the code of competitive conduct is applied

A government business activity is one which competes with private businesses and exceeds thresholds set by Department of Infrastructure, Local Government and Planning. In order to remove any advantages or disadvantages, the competitive neutrality principle must be applied.

The Code of Competitive Conduct seeks to ensure government businesses compete on the same basis as its competitors by:

- (a) the application of the competitive neutrality principle, by removing or taking into account any competitive advantage or disadvantage when deciding charges for goods or services;
- (b) applying full cost pricing when deciding charges for goods or services, or charging for commercial reasons;
- (c) treating the net cost of performing community service obligations as revenue, except for particular roads activities;
- (d) as part of a local government's financial reporting:
 - (i) that the local government's budget contains an estimated activity statement for each business activity; and
 - (ii) that the local government's annual financial statement contains an activity statement for each business activity.

The activity statement for each business activity must state:

- (a) the revenue from the business activity; and
- (b) the expenses for the business activity; and
- (c) the surplus or deficit for the financial year; and
- (d) if community service obligations were carried on:
 - (i) a description of the community service obligations; and
 - (ii) the cost of carrying out the community service obligations, minus the revenue from the community service obligations.

Council resolved to apply the Code of Competitive Conduct to the following business activities during the financial year ended 30 June 2015:

- Water and wastewater
- Waste Management
- Building Certification
- Redland Performing Arts Centre (RPAC)

Financial performance of activities subject to code of competitive conduct:

Significant Business Activities	Water and wastewater	Waste Management	Building Certification	RPAC
	2015 \$000	2015 \$000	2015 \$000	2015 \$000
Revenue for services provided to Council	2,191	538	22	50
Revenue for services provided to external clients	94,690	20,650	290	535
Community service obligations	409	1,493	18	203
Contribution from general fund	-	-	73	1,709
	97,290	22,681	403	2,497
Less: Expenditure	81,252	17,881	403	2,497
Operating surplus/(deficit)	16,038	4,800	-	-

Description of Community Service Obligations (CSOs) and Contribution from General Fund to business activities:

Activities	CSO Description	Actual \$000
Water and wastewater	CSOs	
	Water not-for-profit	83
	Wastewater not-for-profit	326
		409

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 30 June 2015

25 National Competition Policy - continued

Description of Community Service Obligations (CSOs) and Contribution from General Fund to business activities - continued:

Activities	CSO Description	Actual
Waste Management	CSOs	\$000
	Birkdale Sanitary Landfill - Gate Waiver Fees	7
	North Stradbroke Island Transfer Station	331
	Kerbside Recycling	26
	Kerbside Waste Collection	36
	Kerbside Greenwaste Collection	2
	Bulky Item Collection for HAS clients	18
	Russell Island Transfer Station	398
	Macleay Island Transfer Station	348
	Lamb Island Transfer Station	98
	Karragarra Island Transfer Station	93
	Coochiemudlo Island Transfer Station	136
	1,493	
Building Certification Services	CSOs	
	Delivery of professional advice at customer service points	18
	<i>Contribution from General Fund</i>	73
		91
Redland Performing Arts Centre	CSOs	
	Discounts offered on commercial ticketing	203
	<i>Contribution from General Fund</i>	1,709
	Council's investment in the cultural life of the city and its community via: - developing performing arts practice for community organisations - providing a venue to enable growth in skills and performance capability - providing different artistic forms/genres to enhance access to performing arts - providing a focal place for the community to celebrate its diversity and undertake civic functions	
		1,912

Anticipated changes to Business Activities

It is expected that there will be no new Business Activities to which the Code of Competitive Conduct (CCC) will be applied for the financial year ending 30 June 2016.

For the financial year ending 30 June 2016, Council has determined to no longer classify Redland Performing Arts Centre as a business activity subject to the code of competitive conduct as it no longer meets the criteria.

26 Events after the reporting period

The AASB issued AASB 2015-7 *Amendments to Australian Accounting Standards - Fair Value Disclosures of Not-For-Profit Public Sector Entities* on 13 July 2015. The standard is effective for annual reporting periods beginning on or after 1 July 2016, however early adoption is permitted. Council elected to early adopt this accounting standard. Refer note 1.h for the impact on Council's consolidated financial statements.

Council resolved to transfer properties to Redland Investment Corporation Pty Ltd as at 1 July 2015 at book value \$10,155,000. These properties are reflected in Council's consolidated financial statements as non-current assets held-for-sale. For the purposes of the consolidated financial statements, these properties are disclosed as part of Inventories (note 12) to reflect the change in intention to the group.

**REDLAND CITY COUNCIL
CONSOLIDATED FINANCIAL STATEMENTS
For the year ended 30 June 2015**

**MANAGEMENT CERTIFICATE
For the year ended 30 June 2015**

These general purpose financial statements have been prepared pursuant to Sections 176 and 177 of the *Local Government Regulation 2012* (the Regulation) and other prescribed requirements.

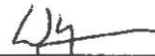
In accordance with Section 212(5) of the Regulation we certify that:

- (i) the prescribed requirements of the *Local Government Act 2009* and *Local Government Regulation 2012* for the establishment and keeping of accounts have been complied with in all material respects; and
- (ii) the general purpose financial statements present a true and fair view, in accordance with Australian Accounting Standards, of Council's and the consolidated entity's transactions for the financial year and financial position at the end of the year.



Mayor
Karen Williams

Date: 15 / 10 / 15



Chief Executive Officer
William Harold Lyon

Date: 15 / 10 / 15

REDLAND CITY COUNCIL
MEASURES OF FINANCIAL SUSTAINABILITY
For the year ended 30 June 2015

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Current-year financial sustainability statement
Independent auditor's report - current year sustainability statement
Long-term financial sustainability statement

INDEPENDENT AUDITOR'S REPORT

To the Mayor of Redland City Council

Report on the Financial Report

I have audited the accompanying financial report of Redland City Council, which comprises the statement of financial position as at 30 June 2015, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information and certificates given by the Mayor and the Chief Executive Officer of the Council and the consolidated entity comprising the Council and the entities it controlled at the year's end and from time to time during the financial year.

The Council's Responsibility for the Financial Report

The Council is responsible for the preparation of the financial report that gives a true and fair view in accordance with prescribed accounting requirements identified in the *Local Government Act 2009* and *Local Government Regulation 2012*, including compliance with Australian Accounting Standards. The Council's responsibility also includes such internal control as the Council determines is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

My responsibility is to express an opinion on the financial report based on the audit. The audit was conducted in accordance with the *Auditor-General of Queensland Auditing Standards*, which incorporate the Australian Auditing Standards. Those standards require compliance with relevant ethical requirements relating to audit engagements and that the audit is planned and performed to obtain reasonable assurance about whether the financial report is free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the financial report that gives a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control, other than in expressing an opinion on compliance with prescribed requirements. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Council, as well as evaluating the overall presentation of the financial report.

I believe that the audit evidence obtained is sufficient and appropriate to provide a basis for my audit opinion.

Independence

The *Auditor-General Act 2009* promotes the independence of the Auditor-General and all authorised auditors. The Auditor-General is the auditor of all Queensland public sector entities and can be removed only by Parliament.

The Auditor-General may conduct an audit in any way considered appropriate and is not subject to direction by any person about the way in which audit powers are to be exercised. The Auditor-General has for the purposes of conducting an audit, access to all documents and property and can report to Parliament matters which in the Auditor-General's opinion are significant.

Auditor's Opinion

In accordance with s.40 of the *Auditor-General Act 2009* –

- (a) I have received all the information and explanations which I have required; and
- (b) in my opinion -
 - (i) the prescribed requirements in respect of the establishment and keeping of accounts have been complied with in all material respects; and
 - (ii) the financial report presents a true and fair view, in accordance with the prescribed accounting standards, of the financial performance and cash flows of Redland City Council and the consolidated entity for the financial year 1 July 2014 to 30 June 2015 and of the financial position as at the end of that year.

Other Matters – Electronic Presentation of the Audited Financial Report

Those viewing an electronic presentation of these financial statements should note that an audit does not provide assurance over the integrity of the information presented electronically and does not provide an opinion on any information which may be hyperlinked to or from the financial statements. If users of the financial statements are concerned with the inherent risks arising from electronic presentation of information, they are advised to refer to the printed copy of the audited financial statements to confirm the accuracy of this electronically presented information.



J F Welsh FCPA
as Delegate of the Auditor-General of Queensland



Queensland Audit Office
Brisbane

REDLAND CITY COUNCIL
CURRENT-YEAR FINANCIAL SUSTAINABILITY STATEMENT
 For the year ended 30 June 2015

Measures of Financial Sustainability

	How the measure is calculated	Actual	Target
Council's consolidated performance at 30 June 2015 against key financial ratios and targets:			
Operating surplus ratio	Net result (excluding capital items) divided by total operating revenue (excluding capital items)	2.61%	Between 0% and 10%
Asset sustainability ratio	Capital expenditure on replacement of infrastructure assets (renewals) divided by depreciation expense on infrastructure assets	36.44%	Greater than 90%
Net financial liabilities ratio	Total liabilities less current assets divided by total operating revenue (excluding capital items)	-22.96%	Below 60%

Council's performance at 30 June 2015 against key financial ratios and targets:

Operating surplus ratio	Net result (excluding capital items) divided by total operating revenue (excluding capital items)	2.16%	Between 0% and 10%
Asset sustainability ratio	Capital expenditure on replacement of infrastructure assets (renewals) divided by depreciation expense on infrastructure assets	36.44%	Greater than 90%
Net financial liabilities ratio	Total liabilities less current assets divided by total operating revenue (excluding capital items)	-22.13%	Below 60%

Note 1 - Basis of Preparation

The current year financial sustainability statement is a special purpose statement prepared in accordance with the requirements of the *Local Government Regulation 2012* and the *Financial Management (Sustainability) Guideline 2013*. The amounts used to calculate the three reported measures are prepared on an accrual basis and are drawn from the Council's audited consolidated general purpose financial statements for the year ended 30 June 2015. The asset sustainability ratio is calculated based on capital expenditure on replacement/renewal of infrastructure assets.

Certificate of Accuracy
 For the year ended 30 June 2015

This current-year financial sustainability statement has been prepared pursuant to Section 178 of the *Local Government Regulation 2012* (the Regulation).

In accordance with Section 212(5) of the Regulation we certify that this current-year financial sustainability statement has been accurately calculated.

K Williams

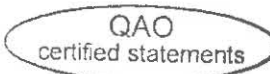
Mayor
 Karen Williams

Date: 15 / 10 / 15

WJ

Chief Executive Officer
 William Harold Lyon

Date: 15 / 10 / 15



INDEPENDENT AUDITOR'S REPORT

To the Mayor of Redland City Council

Report on the Current-Year Financial Sustainability Statement

I have audited the accompanying current-year financial sustainability statement, which is a special purpose financial report of Redland City Council for the year ended 30 June 2015, comprising the statement and explanatory notes, and certificates given by the Mayor and Chief Executive Officer.

The Council's Responsibility for the Current-Year Financial Sustainability Statement

The Council is responsible for the preparation and fair presentation of the current-year financial sustainability statement in accordance with the *Local Government Regulation 2012*. The Council's responsibility also includes such internal control as the Council determines is necessary to enable the preparation and fair presentation of the statement that is accurately calculated and is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

My responsibility is to express an opinion on the current-year financial sustainability statement based on the audit. The audit was conducted in accordance with the *Auditor-General of Queensland Auditing Standards*, which incorporate the Australian Auditing Standards. Those standards require compliance with relevant ethical requirements relating to audit engagements and that the audit is planned and performed to obtain reasonable assurance about whether the statement is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the statement. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the statement, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Council's preparation and fair presentation of the statement in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Council's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Council, as well as evaluating the overall presentation of the statement.

My responsibility is to form an opinion as to whether the statement has been accurately calculated based on the Council's general purpose financial report. My responsibility does not extend to forming an opinion on the appropriateness or relevance of the reported ratios, nor on the Council's future sustainability.

I believe that the audit evidence obtained is sufficient and appropriate to provide a basis for my audit opinion.

Independence

The *Auditor-General Act 2009* promotes the independence of the Auditor-General and all authorised auditors. The Auditor-General is the auditor of all Queensland public sector entities and can be removed only by Parliament.

The Auditor-General may conduct an audit in any way considered appropriate and is not subject to direction by any person about the way in which audit powers are to be exercised. The Auditor-General has for the purposes of conducting an audit, access to all documents and property and can report to Parliament matters which in the Auditor-General's opinion are significant.

Opinion

In accordance with s.212 of the *Local Government Regulation 2012*, in my opinion, in all material respects, the current-year financial sustainability statement of Redland City Council, for the year ended 30 June 2015, has been accurately calculated.

Emphasis of Matter – Basis of Accounting

Without modifying my opinion, attention is drawn to Note 1 which describes the basis of accounting. The current-year financial sustainability statement has been prepared in accordance with the *Financial Management (Sustainability) Guideline 2013* for the purpose of fulfilling the Council's reporting responsibilities under the *Local Government Regulation 2012*. As a result, the statement may not be suitable for another purpose.

Other Matters - Electronic Presentation of the Audited Statement

Those viewing an electronic presentation of this special purpose financial report should note that audit does not provide assurance on the integrity of the information presented electronically and does not provide an opinion on any information which may be hyperlinked to or from the financial statements. If users of the financial statements are concerned with the inherent risks arising from electronic presentation of information, they are advised to refer to the printed copy of the audited financial statements to confirm the accuracy of this electronically presented information.



J F Welsh FCPA
as Delegate of the Auditor-General of Queensland



Queensland Audit Office
Brisbane

REDLAND CITY COUNCIL
LONG-TERM FINANCIAL SUSTAINABILITY STATEMENT
 Prepared as at 30 June 2015

Measures of Financial Sustainability

Measure	Target	Actuals	Projected for the years ended								
		30 June 2015	30 June 2016	30 June 2017	30 June 2018	30 June 2019	30 June 2020	30 June 2021	30 June 2022	30 June 2023	30 June 2024

Council
 The long term measures of financial sustainability are presented for Council only. The latest Financial Strategy was adopted exclusive of Redland Investment Corporation Pty Ltd and therefore consolidated measures are not available.

Operating surplus ratio	Net result (excluding capital items) divided by total operating revenue (excluding capital items)	Between 0% and 10%	2.16%	0.04%	4.16%	3.36%	3.15%	2.41%	3.21%	3.38%	5.08%	6.54%
Asset sustainability ratio	Capital expenditure on replacement of infrastructure assets (renewals) divided by depreciation expense on infrastructure assets	Greater than 90%	36.44%	76.54%	67.92%	59.62%	60.38%	55.72%	65.35%	51.76%	58.31%	68.03%
Net financial liabilities ratio	Total liabilities less current assets divided by total operating revenue (excluding capital items)	Below 60%	-22.13%	-2.13%	-8.84%	-17.95%	-20.67%	-27.07%	-32.23%	-41.58%	-51.71%	-60.64%

Council's Financial Management Strategy

Council's Financial Strategy is underpinned by the Long Term Financial Forecast which is a ten year financial model. The model is reviewed following revised budget forecasts and is used to support resource allocation decision making. The financial forecast contains details of the assumptions used to estimate growth rates, price increases, general rates and charges increases, and also provides the financial outputs and financial sustainability measures for each of the ten years.

The ten year focus allows us to assess our financial sustainability over the period and to guide corporate decision-making. It is a living and breathing document, guiding our financial planning, revenue-raising and spending activities, while adapting to changing needs and requirements.

The Long Term Financial Forecast provides transparency into our financial performance and planning, giving the Community a view of how its services are being funded and where the money goes. It is a tool for validating and maintaining alignment with Corporate Plans and with legislative requirements. It reflects the efforts we are making to meet current and future community expectations and serves to signal the decisions and actions needed to ensure our future financial sustainability.

The projected results are per the adopted 2015-16 budget. It does not include any revisions based on actual results as at 30 June 2015.

Certificate of Accuracy

For the long-term financial sustainability statement prepared as at 30 June 2015

This long-term financial sustainability statement has been prepared pursuant to Section 178 of the *Local Government Regulation 2012* (the Regulation).

In accordance with Section 212(5) of the Regulation we certify that this long-term financial sustainability statement has been accurately calculated.



Mayor
 Karen Williams

Date: 15 / 10 / 15



Chief Executive Officer
 William Harold Lyon

Date: 15 / 10 / 15

11.1.4 ANNUAL COMMUNITY FINANCIAL REPORT 2014-15

Objective Reference: A386689
Reports and Attachments (Archives)

Attachment: [Community Financial Report 2014-15](#)

Authorising/Responsible Officer:



Linnet Batz
Chief Financial Officer

Report Author:

Leandri Brown
Finance Manager Corporate Finance

PURPOSE

The purpose of this report is to present the 2014-15 Community Financial Report to Council which will then form part of the 2014-15 Redland City Council Annual Report.

BACKGROUND

The annual Community Financial Report is a plain language document that contains a summary and high-level analysis of Council's financial performance and position for 2014-15.

It is consistent with the general purpose financial statements and discloses how Council has performed against the adopted key financial stability indicators and measures of sustainability. It uses non-technical language and pictorial aids such as graphs and tables to make it an easy-to-follow by the community and other stakeholders. The Corporate Financial Reporting Team produced the attached report on completion of the 2014-15 annual financial statements and accompanying notes.

ISSUES

There are no issues contained in the Community Financial Report that are not already covered in the 2014-15 Annual Report or Financial Statements. The attachment is purely a summary – please refer to the Annual Report for full information. Of note, the results and ratios presented in this report are the consolidated results – it therefore includes the results of Redland City Council as well as the 100% owned subsidiary, Redland Investment Corporation Pty Ltd.

STRATEGIC IMPLICATIONS**Legislative Requirements**

Section 179 of the *Local Government Regulation 2012* requires a local government to prepare a Community Financial Report for each financial year. The report then forms part of Council's Annual Report, alongside the Queensland Audit Office certified financial statements, disclosures and financial sustainability statements.

Risk Management

Risk management is undertaken during the year with respect to the financials – Council reviews its actual performance against budget on a monthly basis and

formally reviews its budget on a regular basis throughout the year. Financial Services also liaises with the Queensland Audit Office at interim and final audits with respect to risk reduction and mitigation in addition to internal controls.

Financial

There are no direct financial impacts to Council resulting from this report; however it provides a plain language indication of Council's financial performance and position for the 2014-15 financial year.

People

Nil impact expected as the purpose of the attached report is to provide summary and high-level analysis of Council's financial performance and position for 2014-15.

Environmental

Nil impact expected as the purpose of the attached report is to provide summary and high-level analysis of Council's financial performance and position for 2014-15.

Social

Nil impact expected as the purpose of the attached report is to provide summary and high-level analysis of Council's financial performance and position for 2014-15.

Alignment with Council's Policy and Plans

This report has a relationship with the following items of the Corporate Plan:

8. Inclusive and ethical governance

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision making to achieve the community's Redlands 2030 vision and goals

8.7 Ensure Council resource allocation is sustainable and delivers on Council and community priorities; and

8.8 Provide clear information to citizens about how rates, fees and charges are set and how Council intends to finance the delivery of the Community Plan and Corporate Plan.

CONSULTATION

The Corporate Financial Reporting Team and other internal stakeholders have discussed the financial results, statement layout and appropriate accounting treatments with the Queensland Audit Office both at the interim audit in March 2015 and the final audit in September and October 2015.

The financial statements were presented to the Audit Committee on 15 October 2015 before sign-off was obtained from the Mayor and the Chief Executive Officer.

OPTIONS

1. That Council resolves to note the Community Financial Report for 2014-15.
2. That Council amends the Community Financial Report for 2014-15 prior to inclusion in the 2014-15 Annual Report.

OFFICER'S RECOMMENDATION

That Council resolves to note the Community Financial Report for 2014-15.



Community Financial Report

2014-15

Community Financial Report

For the year ended 30 June 2015

This report summarises Council's financial position and results as at 30 June 2015.

During the financial year 2014-15, Council delivered a large program of operational and capital works while exceeding all of the seven key financial stability indicators. Council continued to meet all financial commitments and keep debt at low and very manageable levels.

Summary of key financial stability and sustainability indicators

Financial Stability Indicators	Target	Actual Performance	
Level Of Dependence On General Rate Revenue	< 37.5%	33.04%	✓
Ability To Pay Our Bills - Current Ratio	1.1 to 4.1	3.70	✓
Ability To Repay Our Debt - Debt Servicing Ratio	≤ 10%	3.33%	✓
Cash Balance	> \$40M	\$123.96M	✓
Cash Balance - Cash Capacity In Months	3 to 4 months	7.78	✓
Longer Term Financial Stability - Debt To Assets Ratio	≤ 10%	2.26%	✓
Operating Performance	≥ 20%	20.63%	✓

Measures of Sustainability	Target	Actual Performance	
Operating Surplus Ratio	0% to 10%	2.61%	✓
Net Financial Liabilities Ratio*	< 60%	-22.96%	✓
Interest Coverage Ratio**	0% to 5%	-0.40%	✓
Asset Sustainability Ratio	> 90%	36.44%	✗
Asset Consumption Ratio	40% to 80%	69.35%	✓

*This is calculated using net financial liabilities, i.e. total liabilities minus current assets. The negative number indicates that Council's current assets exceed the total liabilities. Therefore, Council has outperformed this target.

** This is calculated using net interest expense, i.e. interest expense minus interest revenue. The negative number indicates that Council has earned more interest than it has spent on borrowings. Therefore, Council has outperformed this target.

The operating surplus ratio, the net financial liabilities ratio and the asset sustainability ratios have targets to be achieved on average over the long term (a period of at least 10 years) and are not necessarily expected to be met on a monthly or annual basis. Achieving the target for the asset sustainability ratio continues to be challenging, however Council have committed to a long term financial strategy that works towards meeting this goal. This is underpinned by Capital Works Prioritisation Policy. During 2014-15 Council also approved a comprehensive asset management project to replace the current asset management process and system.

Overview of Council's financial results

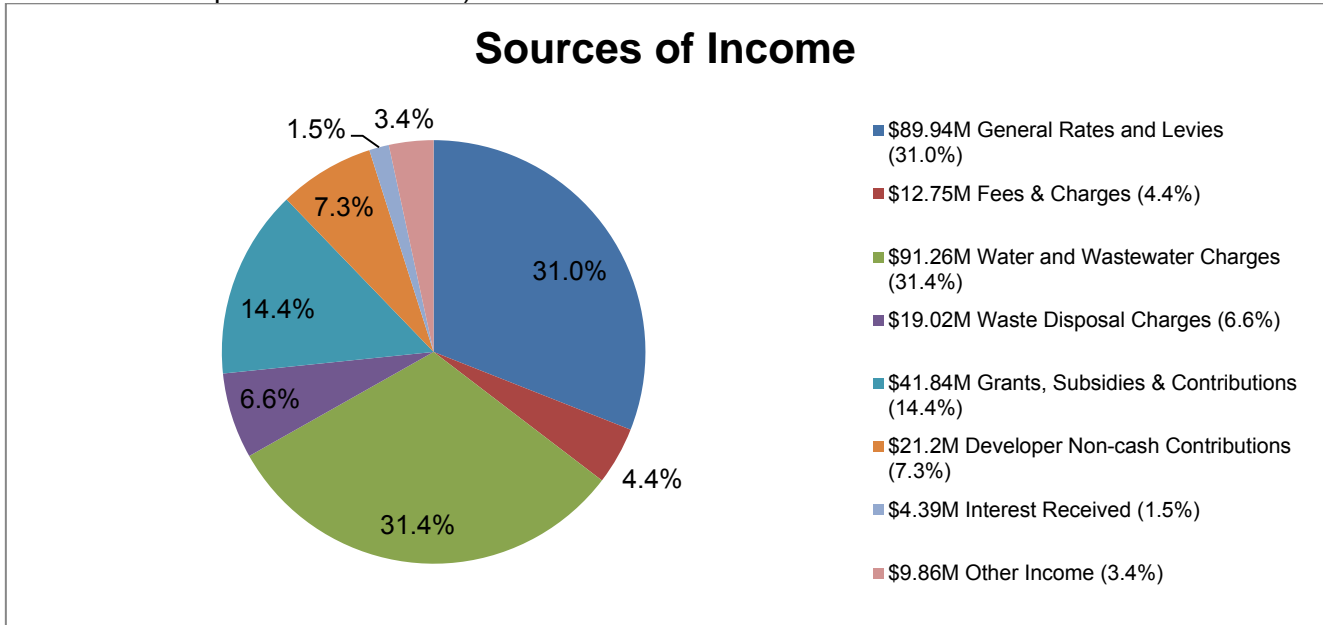
The audited financial statements of Council set out the financial performance, financial position and cash flows as well as changes in community equity for the financial year ended 30 June 2015. Below are Council's key financial performance highlights:

Information at a glance	2014-15 Revised Budget \$ Millions	2014-15 Actual \$ Millions	2013-14 Actual \$ Millions*
Operating Income	237.61	239.77	228.84
Operating Expenditure	228.94	233.52	214.27
Net Operating Result/(Deficit)	8.67	6.25	14.57
Capital Grants, Subsidies and Contributions	21.81	50.43	28.27
Other Capital Income/(Expenditure)	0.84	-2.93	-3.44
Net Result	31.32	53.75	39.4

* CPI adjustment included to ensure comparability

What were our major sources of income?

(Statement of Comprehensive Income)

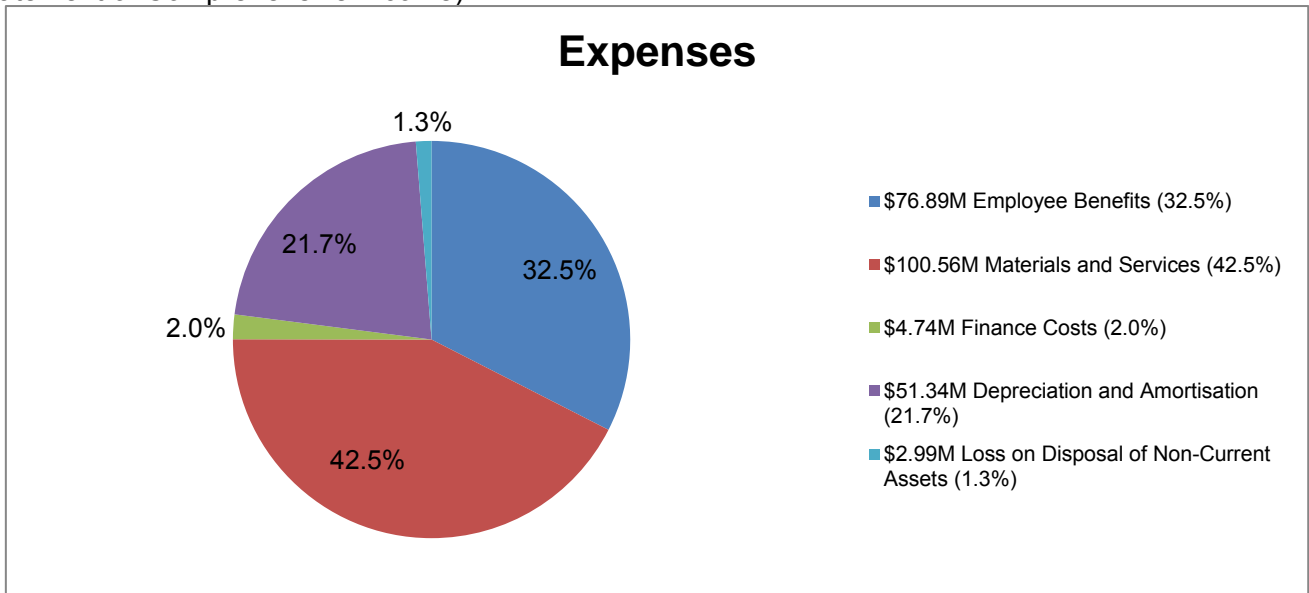


Total income received this year (operating income plus capital grants, subsidies and contributions) was \$290.27M, which was \$33.16M (CPI adjusted), or 12.90% greater than the 2013-14 financial year. Principal movements included:

- Significant cash and non-cash contributions received from developers during the year due to increased development activity in city;
- Timing of grant receipts resulted in higher amounts recognised in revenue.

Where was the money spent?

(Statement of Comprehensive Income)



Council's expenses for the 2014-15 financial year totalled \$236.52M, which is an increase of 8.6% compared to the previous year's expenses of \$217.71M (CPI adjusted).

Materials and Services costs include Council's estimated cost of restoring landfill sites across the City. When the estimates change it impacts the expense reported in this category. Council also experienced a 14% increase in bulk water consumption rates which contributed to the higher expenses for the 2014-15 financial year.



What is the value of the net community assets in our care?

(Statement of Financial Position)

Value of Community Assets	2014-15 \$ Millions	2013-14 \$ Millions*	Change
Total Assets	2,406.62	2,249.79	6.97%
Total Liabilities	105.66	121.96	-13.37%
Net Community Assets (Community Equity)	2,300.96	2,127.83	8.14%

See Financial Statements 'Statement of Financial Position' for more information

* CPI adjustment included to ensure comparability

The total value of all assets controlled by Council was \$2.41B at 30 June 2015, of which \$2.24B (92.9%) relates to Property, Plant and Equipment and includes freehold land, buildings, roads, stormwater drainage, water, wastewater, waste, parks infrastructure and plant and equipment. During the 2014-15 year, parks and other infrastructure assets were independently valued together with adjustments made to land and building assets. The overall impact of the revaluations was an increase of \$171M in asset value

The largest single debt Council owed at 30 June 2015 was to Queensland Treasury Corporation (QTC). QTC is the state government-owned lending agency from which most local government and state authorities borrow to finance their large-scale infrastructure projects. At the end of the financial year, Council owed QTC a total of \$54.45M, with \$4.48M payable in the next 12 months and \$49.97M due in subsequent years. During the year Council made a decision to utilise existing cash balances as a priority over borrowings. As a result there were no drawdowns from loans during the current financial year.

What were the major sources of cash in and cash out?

(Statement of Cash Flows)

The table below compares the main sources of cash receipts and cash paid during the financial years ended 30 June 2014 and 30 June 2015.

Main Sources of Cash In and Out	2014-15 \$ Millions	2013-14 \$ Millions*	Change
Net Cash Received from Operations (excluding interest and borrowing costs)	48.71	43.63	11.64%
Purchase and Construction of Assets	(48.56)	(50.94)	-4.67%
Capital Grants, Subsidies and Contributions	29.23	22.49	29.96%
Repayment of Debt	(4.53)	(4.20)	7.86%

See Financial Statements 'Statement of Cash Flows' for more information

* CPI adjustment included to ensure comparability

The cash flow statement is summarised into three activities:

- *Operating activities* - our normal day-to-day functions. These include receipts of rates, fees and charges and operating grants offset by payments for employee costs, materials and services and interest costs.
- *Investing activities* - include payments for the purchase and construction of property, plant and equipment and proceeds from the sale of surplus assets.
- *Financing activities* - are repayments of principal on our loans, as well as the inflows from new loans drawn down in the year.

Council started the 2014-15 financial year with \$96.24M cash in the bank and ended the year with \$123.96M exceeding the target for cash capacity in months.

Summary

Redland City Council is once again in a strong financial position to deliver the planned program of projects and services for the next financial year and beyond.



11.1.5 OCTOBER 2015 MONTHLY FINANCIAL REPORTS

This report will be distributed when available.

11.2 PORTFOLIO 2 (MAYOR KAREN WILLIAMS)**ORGANISATIONAL SERVICES (EXCLUDING INTERNAL AUDIT AND EMERGENCY MANAGEMENT)****11.2.1 ADOPTION OF ANNUAL REPORT 2014-15**

Objective Reference: A304690
Reports and Attachments (Archives)

Attachment: [Confidential - will be released with minutes](#)

Authorising Officer: 
Nick Clarke
General Manager Organisational Services

Responsible Officer: Luke Wallace
Group Manager Corporate Governance

Report Author: Jo Jones
Service Manager Strategy and Governance

PURPOSE

The purpose of this report is to recommend to the General Meeting that the Annual Report 2014-15 be adopted. The annual report provides an overview of the financial year, including financial statements, performance data and other statutory information. The final draft of the Annual Report 2014-15 will be distributed to Councillors separately. Council must publish its annual report on its website within two weeks of adoption.

BACKGROUND

Each year, Council adopts an annual report, as required by the *Local Government Act 2009*. The annual report must contain information on Council's financial position, an assessment of its performance in implementing its corporate and operational plans as well as a number of other issues of public interest which are specified in the legislation. A copy of the Annual Report 2014-15 must be approved by Council before being published.

The final draft of the Annual Report 2014-15 has been prepared for consideration by Councillors and is currently being graphically designed. A copy of the designed version will be circulated before the meeting. The annual report reviews in detail Council's financial and operational performance for the 2014-15 financial year against the goals set out in the Corporate Plan 2010-2015 and Council's 2014-15 budget.

The report includes Council's audited financial statements and the status of projects budgeted for the 2014-15 financial year, reflecting Council's operational plan. Other content meets Council's reporting obligations under the *Local Government Act 2009* and supporting regulations.

Once adopted, the Annual Report must be published on Council's website within two weeks.

ISSUES

The Annual Report 2014-15 has been prepared in accordance with the *Local Government Act 2009* and includes performance information linked to Council's Corporate Plan 2010-2015.

STRATEGIC IMPLICATIONS

Legislative Requirements

Local Government Act 2009 and Section 182 of the *Local Government Regulation 2012*.

Risk Management

The Annual Report 2014-15 includes details of Council's risk management arrangements. There are no direct risk management issues arising from this report.

Financial

Costs relating to the preparation of the annual report have been met from Council's existing budgets.

People

The Annual Report 2014-15 includes details of Council's organisational structure as well as information about our employees and Council's People Strategy. There are no direct implications to Council employees resulting from this report.

Environmental

The Annual Report 2014-15 includes annual indicators about environmental issues, particularly relating to the Healthy Natural Environment and Green Living outcomes within Council's Corporate Plan. The report will be published online, so there will be no environmental impact.

Social

A number of social issues are captured within the annual report, including indicators relating to the Strong and Connected Communities outcome in the Corporate Plan. Publication of the annual report is a statutory requirement, which provides the community with a range of information about Council's activities throughout the 2014-15 financial year. There are no direct social implications resulting from the adoption of the Annual Report 2014-15.

Alignment with Council's Policy and Plans

8. Inclusive and ethical governance

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision-making to achieve the community's Redlands 2030 vision and goals.

CONSULTATION

The Mayor, Councillors and the Executive Leadership Team were consulted about the content of the Annual Report.

OFFICER'S RECOMMENDATION

That Council resolves to adopt and publish the Redland City Council Annual Report 2014-15.


11.2.2 LOCAL LAW AMENDMENTS

This report will be distributed when available

11.3 PORTFOLIO 3 (CR JULIE TALTY)**CITY PLANNING AND ASSESSMENT****11.3.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 & 3 DEVELOPMENTS**

Objective Reference: A322718
Reports and Attachments (Archives)

Attachment: [Decisions Made Under Delegated Authority 18.10.2015 to 31.10.2015](#)

Authorising Officer: 
Louise Rusan
General Manager Community & Customer Services

Responsible Officer: David Jeanes
Group Manager City Planning & Assessment

Report Author: Debra Weeks
Senior Business Support Officer

PURPOSE

The purpose of this report is for Council to note that the decisions listed below were made under delegated authority for Category 1, 2 and 3 development applications.

This information is provided for public interest.

BACKGROUND

At the General Meeting of 27 July, 2011, Council resolved that development assessments be classified into the following four Categories:

Category 1 – Minor Complying Code Assessments and Compliance Assessments and associated administrative matters, including correspondence associated with the routine management of all development applications;

Category 2 – Complying Code Assessments and Compliance Assessments and Minor Impact Assessments;

Category 3 – Moderately Complex Code & Impact Assessments; and

Category 4 – Major and Significant Assessments

The applications detailed in this report have been assessed under:-

- Category 1 criteria - defined as complying code and compliance assessable applications, including building works assessable against the planning scheme, and other applications of a minor nature, including all accelerated applications.

- Category 2 criteria - defined as complying code assessable and compliance assessable applications, including operational works, and Impact Assessable applications without submissions of objection.

Also includes a number of process related delegations, including issuing planning certificates, approval of works on and off maintenance and the release of bonds, and all other delegations not otherwise listed.

- Category 3 criteria that are defined as applications of a moderately complex nature, generally mainstream impact assessable applications and code assessable applications of a higher level of complexity. Impact applications may involve submissions objecting to the proposal readily addressable by reasonable and relevant conditions. Both may have minor level aspects outside a stated policy position that are subject to discretionary provisions of the Planning Scheme. Applications seeking approval of a plan of survey are included in this category. Applications can be referred to General Meeting for a decision.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

Decisions Made Under Delegated Authority 18.10.2015 to 24.10.2015

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP003177	Design & Siting - Additions	Category1	Bartley Burns Certifiers & Planners	10 Douro Road, Wellington Point QLD 4160	Concurrence Agency Response	23/10/2015	Approved	1
BWP003206	Design & Siting - Dwelling House	Category1	Casey Jackson Homes Pty Ltd	19 Conochie Place, Ormiston QLD 4160	Concurrence Agency Response	21/10/2015	Approved	1
MCU013527	Multiple Dwelling x 3	Category1	Building Code Approval Group Pty Ltd	144 Russell Street, Cleveland QLD 4163	Impact Assessment	22/10/2015	Development Permit	2
MCU013581	Dwelling House	Category1	Castle Glenn Homes	22 Voyagers Court, Cleveland QLD 4163	Code Assessment	20/10/2015	Development Permit	2
BWP003185	Building over or near Relevant Infrastructure	Category1	Michael Tyrrell	Spinnaker Cove, 45/136 Princess Street, Cleveland QLD 4163	Concurrence Agency Response2	23/10/2015	Approved	2
BWP003207	Design & Siting - Carport	Category1	All Approvals Pty Ltd	31 Sharven Avenue, Cleveland QLD 4163	Concurrence Agency Response	20/10/2015	Approved	2
OPW001901	Operational Works - ROL 1 into 4 LOTS (Smart EDA)	Category1	Geoffrey Hamilton	22-24 South Street, Thornlands QLD 4164	Code Assessment	20/10/2015	Development Permit	3
BWP003176	Retaining Wall	Category1	Moore Landscape Construction Pty Ltd As Trustee	10 Parkside Street, Cleveland QLD 4163	Code Assessment	20/10/2015	Development Permit	3
BWP003200	Design and Siting - Pool House	Category1	Brett Daryl Archer Karlene Jane Archer Total Building Consult Pty Ltd	67 Waterville Drive, Thornlands QLD 4164	Concurrence Agency Response	23/10/2015	Approved	3
BWP003202	Design and Siting	Category1	Impact Homes Pty Ltd	3A Moore Street, Victoria Point QLD 4165	Concurrence Agency Response	22/10/2015	Approved	4

Decisions Made Under Delegated Authority 18.10.2015 to 24.10.2015								
ROL005954	Standard Format: 1 into 3 lots	Category1	Gavin John Buhse	22-28 Dart Street, Redland Bay QLD 4165	Code Assessment	22/10/2015	Development Permit	5
MCU013571	Dwelling	Category1	Bay Island Designs	55-57 Attunga Street, Macleay Island QLD 4184	Code Assessment	19/10/2015	Development Permit	5
BWP003205	Design and Siting - Dwelling House	Category1	Matrix Certification Services Pty Ltd	251 German Church Road, Mount Cotton QLD 4165	Concurrence Agency Response	21/10/2015	Approved	6
BWP003208	Design & Siting - Gable Carport	Category1	All Approvals Pty Ltd	37 Intrepid Drive, Victoria Point QLD 4165	Concurrence Agency Response	20/10/2015	Approved	6
BWP003211	Design & Siting - Carport	Category1	Noel Gregory Jones Veronica Kaye May	7 Bandana Street, Mount Cotton QLD 4165	Concurrence Agency Response	19/10/2015	Approved	6
BWP003213	Design & Siting - Dwelling	Category1	Bartley Burns Certifiers & Planners	81 Capella Drive, Redland Bay QLD 4165	Concurrence Agency Response	20/10/2015	Approved	6
OPW001926	Operational works - Renaissance Retirement village - Stage 31	Category1	Renaissance Victoria Point Pty Ltd	36-40 Bunker Road, Victoria Point QLD 4165	Compliance Assessment	21/10/2015	Approved	6
BWP003222	Design & Siting - Dwelling house	Category1	Professional Certification Group	3 Europa Court, Redland Bay QLD 4165	Concurrence Agency Response	19/10/2015	Approved	6
BWP003151	Design & Siting - Dwelling House	Category1	Bartley Burns Certifiers & Planners	23 Lawn Terrace, Capalaba QLD 4157	Concurrence Agency Response	19/10/2015	Approved	8
BWP003203	Design & Siting - Gable Carport	Category1	All Approvals Pty Ltd	14 Caston Court, Birkdale QLD 4159	Concurrence Agency Response	19/10/2015	Approved	10
Category 2								
OPW001912	Combined Operational and Landscaping Works - Multiple Dwelling x 10	Category2	DEQ Consulting Engineers	13 North Street, Cleveland QLD 4163	Compliance Assessment	20/10/2015	Compliance Certificate	2

Decisions Made Under Delegated Authority 18.10.2015 to 24.10.2015


OPW001593.8B	Operational Works - ROL 1 into 21	Category2	Sheehy & Partners Pty Ltd	320-330 Redland Bay Road, Thornlands QLD 4164	Code Assessment	22/10/2015	Development Permit	4
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Decisions Made Under Delegated Authority 25.10.2015 to 31.10.2015								
Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP003195	Design & Siting - Extensions to Dwelling House	Category1	Silverbrook Investments Pty Ltd	19 Bambara Street, Point Lookout QLD 4183	Concurrence Agency Response	27/10/2015	Approved	2
ROL005981	Standard Format 1 into 2 Lots	Category1	East Coast Surveys Pty Ltd	87 Thornlands Road, Thornlands QLD 4164	Code Assessment	26/10/2015	Development Permit	3
BWP003201	Setback	Category1	GMA Certification Group Pty Ltd	19 Seawater Street, Thornlands QLD 4164	Concurrence Agency Response	29/10/2015	Approved	4
BWP003210	Design & Siting - Shed	Category1	Alan Sydney Glindemann Serrica Lee Glindemann	51 Wilson Esplanade, Victoria Point QLD 4165	Concurrence Agency Response	26/10/2015	Approved	4
MCU013554	Dwelling	Category1	Reliable Certification Services	1 Barramundi Street, Macleay Island QLD 4184	Code Assessment	28/10/2015	Development Permit	5
BWP003218	Design & Siting - House Entry	Category1	The Certifier Pty Ltd	7 St Clair Court, Redland Bay QLD 4165	Concurrence Agency Response	29/10/2015	Approved	5
BWP003198	Design & Siting - Carport	Category1	Fastrack Building Certification	10 Kuranda Close, Capalaba QLD 4157	Concurrence Agency Response	28/10/2015	Approved	7
BWP003217	Design & Siting - Carport	Category1	The Certifier Pty Ltd	34 Sallows Street, Alexandra Hills QLD 4161	Concurrence Agency Response	29/10/2015	Approved	7
Category 2								
ROL005969	Standard Format: 1 into 5 Lots	Category2	AJFM Enterprises Pty Ltd	18-26 Duke Street, Wellington Point QLD 4160	Code Assessment	30/10/2015	Development Permit	1
MCU013384	Multiple Dwelling x 4	Category2	Javica Investments Pty Ltd	13 Channel Street, Cleveland QLD 4163	Permissible Change	27/10/2015	Development Permit	2

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
OPW001913	Mixed Use - Apartment Building Commercial Office Refreshment Establishment	Category2	AAD Design Pty Ltd	12-14 Wharf Street, Cleveland QLD 4163	Compliance Assessment	27/10/2015	Compliance Certificate	2
OPW001937	Dwelling House (Footing)	Category2	Heisig Constructions (QLD) Pty Ltd	5 Anchorage Drive, Cleveland QLD 4163	Compliance Assessment	29/10/2015	Compliance Certificate	2
OPW001691.3	Operational Works - Stage 3 of 6 - ROL 37 Lots (known as Esperance Stage 3)	Category2	Sheehy & Partners Pty Ltd	376-386 Boundary Road, Thornlands QLD 4164	Code Assessment	29/10/2015	Development Permit	3
OPW001593.8 A	Operational Works - ROL - 1 into 29 (Stage 8A)	Category2	Sheehy & Partners Pty Ltd	320-330 Redland Bay Road, Thornlands QLD 4164	Code Assessment	29/10/2015	Development Permit	4
C87	Conv- CARAVAN PARK	Category2	Suzanne Kate Hembrow	22-34 Collingwood Road, Birkdale QLD 4159	Permissible Change	26/10/2015	Development Permit	10
Category 3								
MCU013431	Multiple dwelling x 70 units (across 7 stages)	Category3	G W Clegg & Company Sutgold Pty Ltd	212 Colburn Avenue, Victoria Point QLD 4165	Code Assessment	30/10/2015	Development Permit	4

11.3.2 APPEALS LIST CURRENT AS AT 3 NOVEMBER 2015

Objective Reference: A322703
Reports and Attachments (Archives)

Authorising Officer: 
Louise Rusan
General Manager Community & Customer Services

Responsible Officer: David Jeanes
Group Manager City Planning & Assessment

Report Author: Chris Vize
Service Manager Planning Assessment

PURPOSE

The purpose of this report is for Council to note the current appeals.

BACKGROUND

Information on appeals may be found as follows:

1. Planning and Environment Court

- a) Information on current appeals and declarations with the Planning and Environment Court involving Redland City Council can be found at the District Court web site using the "Search civil files (eCourts) Party Search" service: <http://www.courts.qld.gov.au/esearching/party.asp>
- b) Judgements of the Planning and Environment Court can be viewed via the Supreme Court of Queensland Library web site under the Planning and Environment Court link: <http://www.sclqld.org.au/gjudgment/>

2. Department of Infrastructure, Local Government and Planning (DILGP)

The DILGP provides a Database of Appeals (<http://www.dlg.qld.gov.au/resources/tools/planning-and-environment-court-appeals-database.html>) that may be searched for past appeals and declarations heard by the Planning and Environment Court.

The database contains:

- A consolidated list of all appeals and declarations lodged in the Planning and Environment Courts across Queensland of which the Chief Executive has been notified.
 - Information about the appeal or declaration, including the appeal number, name and year, the site address and local government.
-

ISSUES

1.	File Number:	Appeal 2675 of 2009. (MC010624)
Applicant:		L M Wigan
Application Details:		Material Change of Use for residential development (Res A & Res B) and preliminary approval for operational works. 84-122 Taylor Road, Thornlands.
Appeal Details:		Applicant appeal against refusal.
Current Status:		The appellant has submitted further amended plans for the consideration of the parties. The matter is listed for review on 4 November 2015.
2.	File Number:	Appeal 4802 of 2014 (OPW001288)
Applicant:		Birkdale Flowers Pty Ltd
Application Details:		Operational Works subsequent to reconfiguring a lot (1 into 28 lots).
Appeal Details:		Amended Originating Application seeking enforcement orders for removal of encroachments upon adjoining land and compliance with relevant approvals.
Current Status:		Matter progressing, set down for 5 day hearing starting 9 November 2015.
3.	File Number:	Appeals 178, 179, 180 & 181 of 2015 (ROL005722 – ROL005725 inclusive)
Applicant:		Villa World Development Pty Ltd
Application Details:		Reconfiguring a Lot - 1 into 37 lots (Stage 4), 1 into 32 lots (Stage 5), 1 into 32 lots (Stage 6) and 1 into 33 lots (Stage 7).
Appeal Details:		Applicant appeals against refusal of request for Negotiated Infrastructure Charges Notices.
Current Status:		A directions Order was issued by the Court on 2 September. Parties will be attending mediation on 4 November 2015. The matter is listed for a two day hearing in December 2015.
4.	File Number:	Appeal 795 of 2015 (MCU013316)
Applicant:		James Tovey Wilson
Application Details:		Material Change of Use for Mixed Use – Tourist Accommodation (71 units), Apartment Building (28 units), Refreshment Establishment and Shop 18-20 Waterloo Street Cleveland
Appeal Details:		Submitter appeal against development approval.
Current Status:		The applicant has undertaken a new round of public notification of the application, and the parties have considered the submissions received. The parties attended mediation on 30 October 2015. The matter is listed for review on 18 November 2015.

5.	File Number:	Appeals 1610 of 2015 (MCU011532)
Applicant:		Skyhope Developments
Application Details:		Material Change of Use for Apartment Building (271 Units) 54-58 Mount Cotton Road, Capalaba
Appeal Details:		Applicant appeal against Infrastructure Charges Notice.
Current Status:		Parties are to attend mediation. Listed for review on 13 November 2015.

6.	File Number:	Appeals 3118 of 2015 (ROL005923)
Applicant:		W Stone
Application Details:		Reconfiguring a Lot (1 into 2) 35-37 Clive Road, Birkdale
Appeal Details:		Applicant appeal against refusal.
Current Status:		On 26 August 2015 received directions Order from the Court. The matter is listed for a two day hearing in November 2015.

7.	File Number:	Appeal 3441 of 2015 (MCU013378)
Applicant:		Urban Potentials Pty Ltd
Application Details:		Material Change of Use for a Service Station 4 – 6 Government Rd, Redland Bay
Appeal Details:		Applicant appeal against refusal.
Current Status:		Appeal filed in Court on 2 September 2015. No directions orders have been made by the Court.

8.	File Number:	Appeal 3474 of 2015 (ROL005815)
Applicant:		Palacio Property Group Pty Ltd
Application Details:		Reconfiguring a Lot (1 into 5 Lots) 188 – 200 Waterloo Street, Cleveland
Appeal Details:		Applicant appeal against refusal of conversion application.
Current Status:		Appeal filed in Court on 4 September 2015. No directions orders have been made by the Court.

9.	File Number:	Appeal 3641 of 2015 (MCU012812)
Applicant:		King of Gifts Pty Ltd and HTC Consulting Pty Ltd
Application Details:		Material Change of Use for Combined Service Station (including car wash) and Drive Through Restaurant 604-612 Redland Bay, Road, Alexandra Hills
Appeal Details:		Applicant appeal against refusal.
Current Status:		Appeal filed in Court on 16 September 2015.

10.	File Number:	Appeal 3703 of 2015 (MCU013447)
Applicant:		Hometown Villas
Application Details:		Material Change of Use for 16 Multiple Dwelling Units 41 – 45 Benfer Rd, Victoria Point
Appeal Details:		Applicant appeal against refusal.
Current Status:		Appeal filed in Court on 18 September 2015. The parties attended mediation on 27 October 2015.

11.	File Number:	Appeal 3988 of 2015 (MCU013389)
Applicant:		Yajoc Pty Ltd
Application Details:		Material Change of Use for 12 Multiple Dwelling Units 48 - 50 Little Shore St Cleveland
Appeal Details:		Applicant appeal against conditions.
Current Status:		Appeal filed in Court on 13 October 2015.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

11.3.3 MCU013418 – 3 SEABREEZE COURT, ORMISTON – MULTIPLE DWELLING X 5

Objective Reference: A277176
Reports and Attachments (Archives)

Attachments: [Site & Ground Plan](#)
[Units 3-5 West & North Elevations](#)
[Units 3-5 East & South Elevations](#)
[Proposed Streetscape Perspective](#)
[Locality Map](#)

Authorising Officer:



Louise Rusan
General Manager Community and Customer Services

Responsible Officer:

David Jeanes
Group Manager City Planning & Assessment

Report Author:

Sharee Shaw
Planning Officer

PURPOSE

This application is referred to the Council for determination.

The application has been assessed against the relevant provisions of the Redlands Planning Scheme. While it is considered that the proposed multiple dwelling use is consistent with the zoning intent, the density of units proposed is considered not to be consistent with the character and amenity of the local area. As such, it is recommended that the development be granted a preliminary approval only, subject to appropriately addressing these issues.

ISSUES**DEVELOPMENT PROPOSAL AND SITE DESCRIPTION****Proposal**

The application is for a Material Change of Use for a Multiple Dwelling with 5 units.

The design incorporates three (3) separate buildings, two (2) buildings that are single storey (Units 1 and 2) and one (1) building that is two-storey with three (3) units (Units 3, 4 and 5).

The single storey dwelling units consist of a single garage which incorporates the laundry, three (3) bedrooms (main with ensuite), bathroom, lounge/kitchen/dining areas and covered patio.

The two-storey units consist of a single garage that incorporates the laundry, living/kitchen/dining area and covered patio on the ground floor. The second storey consists of three (3) bedrooms (main with ensuite), bathroom, study nook and balcony off the main bedroom.

The maximum height of the buildings is 7.5m above natural ground level. Vehicular access is provided from Seabreeze Court. Each unit will have a single lock-up garage and there will be an additional 5 visitor car parking spaces and a separate boat park space. Each unit is provided with alfresco areas, accessible from the living areas. The development will have a separate communal open space area available at the rear right-hand corner of the block, including a barbeque area. Service facilities have been provided for each unit, including bin allocation. There is sufficient space for clothes drying areas. Appropriate room is available along the street frontage for waste collection.

Site and Locality

The site has an area of 1644m² and is currently developed with a single detached dwelling and ancillary outbuildings. The site has several trees on the property most being exotics i.e. many palm trees, hibiscus and weeping figs, along with two native lilly pilly trees. These trees are generally located around the boundaries of the lot. The site slopes from the north-west corner to the south-east corner with a fall from 19.5m to 18.4m AHD.

The site is located at the end of a cul-de-sac and adjoins other urban residential zoned properties. The surrounding neighbourhood is an established residential area, predominantly comprising dwelling houses on standard residential lots.

APPLICATION ASSESSMENT

Sustainable Planning Act 2009

The application has been made in accordance with the *Sustainable Planning Act 2009* Chapter 6 – Integrated Development Assessment System (IDAS) and constitutes an application for Material Change of Use under the Redlands Planning Scheme.

SEQ Regional Plan 2009-2031

The site is located within the Urban Footprint in the SEQ Regional Plan 2009-2031. The proposal is consistent with the intent of the regional plan.

State Planning Policies & Regulatory Provisions

State Planning Policy / Regulatory Provision	Applicability to Application
SEQ Koala Conservation SPRP	The site is within an area classified as High Value Other. Under Table 6 Column 2 Item 3 of the SPRP, there is a requirement to maintain movement opportunities for koalas with regard to the development type and scale. The site design does not result in the clearing of non-juvenile koala habitat trees and provides safe koala movement opportunities, as the rear of the property will have an open area and there are no obvious barriers. There is no requirement under the SPRP to replant or pay offsets for this classification.
SPRP (Adopted Charges)	The development is subject to infrastructure charges in accordance with the SPRP (adopted charges) and Council's adopted resolution. Details of the charges applicable have been provided under the Infrastructure Charges heading of this report.
State Planning Policy July 2014	There are no parts of the policy that apply to this application.

Redlands Planning Scheme

The application has been assessed under the Redlands Planning Scheme version 7.

The application is subject to impact assessment. In this regard, the application is subject to assessment against the entire planning scheme, including Desired Environmental Outcomes. However, it is recognised that the following codes are particularly relevant to the application:

- Urban Residential Zone Code
- Multiple Dwelling Code
- Domestic Driveway Crossover Code
- Erosion Prevention and Sediment Control Code
- Excavation and Fill Code
- Infrastructure Works Code
- Landscape Code
- Stormwater Management Code
- Acid Sulfate Soils Overlay

It is considered that the development complies with the applicable codes, with the exception of the Multiple Dwelling Code, as discussed below.

Consistency of Use

Within the Urban Residential Zone, multiple dwellings are code assessable, where within UR1 and UR2 sub-areas. The subject site is not within a sub-area, and therefore the development is subject to impact assessment.

As per Specific Outcome S1.1 of the Urban Residential (UR) Zone Code uses and other development identified as inconsistent in Table 1 are not established in the zone.

Table 1 of the code states that a Multiple Dwelling is a consistent use if complying with the following:

- The building height is 8.5metres or less above ground level
- Is two-storey or less;
- The premises is 1200m² or more in area;
- Has a frontage of 20 metres or more.

The proposal complies with all of the above requirements and is therefore a consistent use in this zone.

The specific outcomes in the UR Zone Code do not give guidance for anticipated residential uses in the UR Zone Code where not within a sub-area. Having regard to this, consideration is then given to the Multiple Dwelling Code.

Specific outcome S1 of the Multiple Dwelling Code states that multiple dwellings are located:

- (a) In areas zoned for mid-rise residential development;*
- (b) Within close proximity to centres, community services and facilities and public transport*

The UR Zone Code clearly identifies that the zone is intended for low-rise residential development, and not mid-rise development. There is therefore non-compliance with this specific outcome. It is recognised that there is an internal conflict between the Multiple Dwelling Code and the UR Zone Code in this regard, as multiple dwellings are contemplated in the UR Zone, even being code assessable in UR1 and UR2. In

any case, in addressing the non-compliance with this specific outcome Council then needs to consider the overall outcomes of the Multiple Dwelling Code, which seek the following:

(a) to ensure the use -

(i) provides a greater range of housing types to the community;

(ii) ensures the design and siting of the use provides for a high quality living environment;

(iii) maintains a high standard of residential amenity;

(iv) complements the character of the surrounding area.

It is considered that the proposal does meet overall outcomes (a)(i) and (ii). It does provide a different housing type to the local area, which is predominantly characterised by dwelling houses, and it is designed to achieve a high quality living environment for occupants.

However, it is not considered to complement the character of the surrounding area, not maintain a high standard of residential amenity for some neighbouring lots to the development. This is discussed in more detail below.

Built Form and Density

Probable Solution P2 of the Multiple Dwelling Code seeks compliance with the density as detailed in the relevant zone code. Probable Solution P2.4 of the UR Zone Code identifies a density of not greater than 1 dwelling unit per 400m² as a deemed to comply solution. The density proposed is one unit per 328m².

An assessment is then required against Specific Outcome S2 of the Multiple Dwelling Code, which specifies that the use is on a lot or premises that is consistent with the amenity of the locality, and Specific Outcome S2.4 of the UR Zone Code, which identifies that the dwelling unit density is compatible with the detached low-rise character of the zone.

In determining whether a proposed development is compatible with the character of the local area, Council must consider the proposal against existing developments –

- Are the proposal's physical impacts on surrounding development acceptable?
- Is the proposal's appearance in harmony with the buildings around it and the character of the street?

The surrounding area is an existing residential neighbourhood characterised by a range of lot sizes, generally between 600m² and 800m² in size, and each containing a single dwelling house. The subject site itself is at the head of a cul-de-sac that accesses five allotments. Similar to the surrounding area, the other four allotments in Seabreeze Court are between 600m² and 800m² in size and contain single dwelling houses.

The proposal presents as three separate buildings; two single storey dwellings and one two-storey building containing 3 units. The two-storey building is considered to not be compatible with the detached character of the locality, in terms of its bulk and scale. Additionally, it is considered that the three proposed units adjoining the eastern boundary will unduly impact on the amenity of the neighbouring lots to the east. These impacts relate to the bulkiness of the building, balconies on the first floor facing the eastern boundary and retaining walls along this boundary that lift the level of these units above the neighbouring lots.

While it is considered that a multiple dwelling development could be designed to fit on this block and comply with the planning scheme, it is considered that the current layout does not meet Specific Outcome S2 and Overall Outcome (a)(iii) and (iv) of the Multiple Dwelling Code and Specific Outcome S2.4 of the UR Zone Code.

Access and Parking Code

Probable Solution P1(1)(a) requires that the development complies with Part 9 – Schedule 1 – Access and Parking – Table 1 minimum on-site vehicle parking requirements. The development has proposed 5 visitor car parking spaces and 1 boat park. The minimum on-site vehicle parking required for this development as per Table 1 is as follows:

Use	Dwelling Unit size or number of rooms	Car parking spaces per dwelling unit	
		A	B
Multiple Dwelling	Small (<75m ²) or 1 bedroom	1.0	1.5
	Other	1.0	2
	Visitor spaces	0.25	0.5
	Dwelling Unit location – A = any part of the site is within 800 metres of a pedestrian entry to a railway station, or within 400 metres of a bus stop that provides a minimum of 10 return services per day including Saturdays, during normal business hours. Both distances are walking distance. B = any other circumstances.		

As per the above requirements, the development complies with Table A, as the Multiple Dwelling is located within 400m of a bus stop. (220m to a bus stop in Wellington Street). 0.25 x 5 units = 1.5 visitor car parking spaces required. With the development proposing 5 car parking spaces, this is over and above the requirements of the code.

Waste Collection

There are 5 waste and 5 recycling bins proposed for the development. Planning Scheme Policy 9 – Infrastructure Works – Chapter 16 – 9.16.9 states that on-street servicing can be provided if there is sufficient kerbside space and one metre of unobstructed kerbside length per wheelie bin. There is kerbside space of 12 metres that is of sufficient area to accommodate the bins.

Infrastructure Charges

If approved, the proposed development is subject to infrastructure charges in accordance with the State Planning Regulatory Provision (adopted charges). The infrastructure charge applicable to this development is \$112,000.00.

The proposed development is subject to infrastructure charges in accordance with the State Planning Regulatory Provisions (adopted charges). The total charge applicable to this development is:

Redland Water:	\$23,520.00
Redland City Council:	\$88,480.00
Combined charge:	\$112,000.00

This charge has been calculated as follows in accordance with Council's [Adopted Infrastructure Charges Resolution \(No. 2.2\) September 2015](#):

Redland Water (Notice# 001117)

Residential Component	
((5 X 3 bedroom multiple dwelling X \$28,000) X 0.21 (RW Split)) =	\$29,400.00
Demand Credit	
((1 X 3 bedroom dwelling X \$28,000) X 0.21 (RW Split)) =	\$5,880.00
Total Redland Water Charge:	\$23,520.00

Redland City Council (Notice# 001117)

Residential Component	
((5 X 3 bedroom multiple dwelling X \$28,000) X 0.79 (RCC Split)) =	\$110,600.00
Demand Credit	
((1 X 3 bedroom dwelling X \$28,000) X 0.79 (RCC Split)) =	\$22,120.00
Total Council Charge:	\$88,480.00

Offsets

There are no offsets that apply under Chapter 8 Part 2 of the *Sustainable Planning Act 2009*.

Refunds

There are no refunds that apply under Chapter 8 Part 2 of the *Sustainable Planning Act 2009*.

State Referral Agencies

The application did not trigger any State referral requirements.

Public Consultation

The proposed development is impact assessable and required public notification. The application was publicly notified for 15 business days from 23 April 2015 to 15 May 2015. A notice of compliance for public notification was received on 19 May 2015.

Submissions

There were 52 properly made submissions and 1 proforma with 145 signatories, received during the notification period. A further ten (10) submissions were received which were not properly made but which were accepted under s305(3) of the *Sustainable Planning Act 2009*. The matters raised within these submissions are outlined below:

1.	Issue: Privacy and overlooking
	Officer's Comment: <i>The setbacks comply with the Redlands Planning Scheme and would be no different to a standard setback for a dwelling under the Queensland Development Code for a single storey structure. The setbacks for the two storey building exceed that required under QDC for a detached house and comply with the probable solution P4 of the Multiple Dwelling Code being that the dwelling units are not directly adjacent to habitable rooms and are not within a distance of 6 metres or within an angle of 45 degrees.</i>
2.	Issue: Over density.
	Officer's Comment: <i>Density issues have been addressed within this report.</i>
3.	Issue: The building bulk, height and setbacks are not consistent with the existing streetscape.
	Officer's Comment: <i>These issues have been addressed within this report.</i>
4.	Issue: There will be more traffic and car parking issues given the location at the head of a cul-de-sac.
	Officer's Comment: <i>Traffic and car parking issues have been addressed within this report.</i>
5.	Issue: Pedestrian safety in the street will be compromised by the additional vehicle movements and on street parking.
	Officer's Comment: <i>This has been addressed within this report.</i>

6.	Issue: There is insufficient space for bin collection and there will be access difficulties for service vehicles.
	Officer's Comment: <i>Measurements have been taken and there is sufficient kerb space for bin collection.</i>
7.	Issue: A traffic impact report should be undertaken to determine the impact on the street and surrounding road network and address on site manoeuvring of vehicles.
	Officer's Comment: <i>Manoeuvring templates were provided that demonstrate vehicles can turn-around and leave in a forward gear.</i>
8.	Issue: This development will set an unwanted precedent for town houses in the area.
	Officer's Comment: <i>Precedent is not a planning issue. All development is assessed on its merits against the relevant planning instruments applying at the time.</i>
9.	Issue: Impact to stormwater drainage and stormwater quality in the area.
	Officer's Comment: <i>A concept stormwater plan has been provided that demonstrates that stormwater can be directed to a lawful point of discharge via a proposed internal stormwater drainage to the kerb and channel in Seabreeze Court. The existing stormwater pipe network has adequate capacity to convey the minor flows from the developed site and surrounding area. A civil engineering investigation has been prepared for this development.</i>
10.	Issue: Water pressure
	Officer's Comment: <i>The capacity of the reticulated supply has been included in the design from the engineering report received from the applicant, for the future expected demand on the system.</i>
11.	Issue: Noise impacts on adjoining development.
	Officer's Comment: <i>This form of development is consistent with the intent of the zone – residential development. An acoustic report is not required.</i>
12.	Issue: There will be undesirable impacts from the construction stage.
	Officer's Comment: <i>Construction is a temporary activity and all measures are taken to reduce any impacts that may occur. In addition, construction activity is required to comply with the Environmental Protection Act.</i>
13.	Issue: The present building may contain asbestos and if so any future demolition work should be carried out under the rules pertaining to asbestos removal to safeguard the health of the surrounding residents.
	Officer's Comment: <i>This will be a matter addressed at the demolition/removal stage. All relevant measures would be undertaken by professionals undertaking this task.</i>

DEEMED APPROVAL

The approval of this application has not been issued under Section 331 of the *Sustainable Planning Act 2009*.

STRATEGIC IMPLICATIONS**Legislative Requirements**

The request has been assessed in accordance with the *Sustainable Planning Act 2009*. This development application has been assessed against the Redlands Planning Scheme V7 and other relevant planning instruments.

Risk Management

Standard development application risks apply. In accordance with the *Sustainable Planning Act 2009* the applicant may appeal to the Planning and Environment Court against a condition of approval or against a decision to refuse.

Financial

If approved, Council will collect infrastructure contributions in accordance with the State Planning Regulatory Provisions (adopted charges) and Council's Adopted Infrastructure Charges Resolution.

If the development is refused, there is potential that an appeal will be lodged and subsequent legal costs may apply.

People

Not applicable. There are no implications for staff.

Environmental

Environmental implications are detailed within the assessment in the "issues" section of this report.

Social

Social implications are detailed within the assessment in the "issues" section of this report.

Alignment with Council's Policy and Plans

The assessment and officer's recommendation align with Council's policies and plans as described within the "issues" section of this report.

CONSULTATION

The Planning Assessment Team has consulted with other internal assessment teams where appropriate. Advice has been received from relevant officers and forms part of the assessment of the application.

A copy of the original proposal was provided to the divisional Councillor. The Councillor has requested that the application be brought to Council for determination.

OPTIONS

The development application has been assessed against the Redlands Planning Scheme and relevant State planning instruments. The development is considered to

comply with the instruments and it is therefore recommended that the application be approved subject to conditions.

Council's options are to:

1. That Council resolves to issue a preliminary approval for the Material of Use for Multiple Dwellings x 5 on land described as Lot 30 on RP 178178 and situated at 3 Seabreeze Court, Ormiston, subject to the following requirements:

1. Provide a revised layout and design that demonstrates compliance with Specific Outcome S2 of the Multiple Dwelling Code and Specific Outcome S2.4 of the Urban Residential Zone Code; or
2. Demonstrate that a revised design and layout complies with the Overall Outcomes for the Multiple Dwelling Code and Urban Residential Zone Code.

Advice: This requirement could be achieved by reducing the number of units to meet Probable Solution P2.4(2)(a) of the Urban Residential Zone Code.

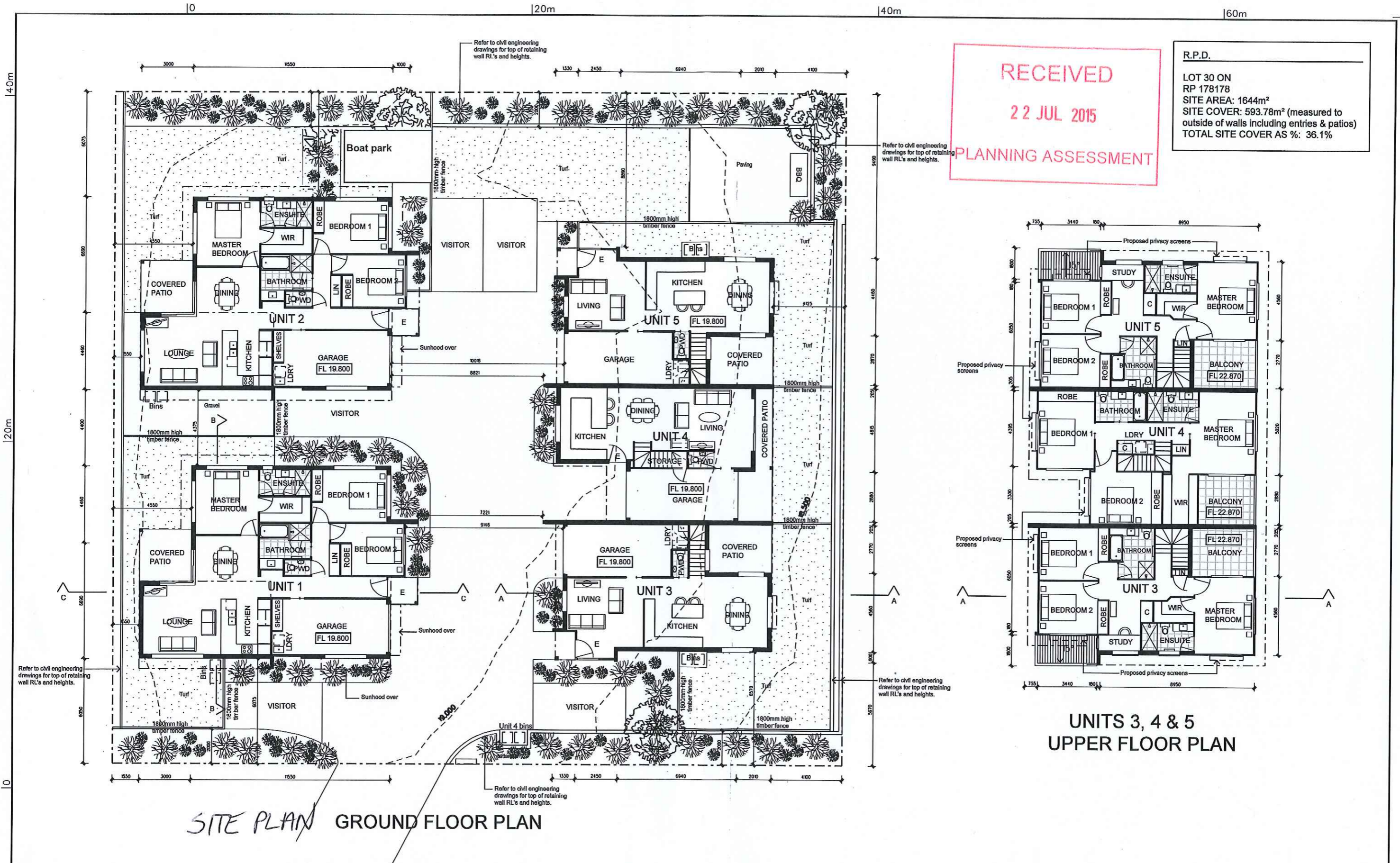
2. That Council resolves to approve the application, with or without conditions; or
3. That Council resolves to refuse the application (grounds of refusal would need to be established).

OFFICER'S RECOMMENDATION

That Council resolves to issue a preliminary approval for the Material Change of Use for Multiple Dwellings x 5 on land described as Lot 30 on RP 178178 and situated at 3 Seabreeze Court, Ormiston, subject to the following requirements:

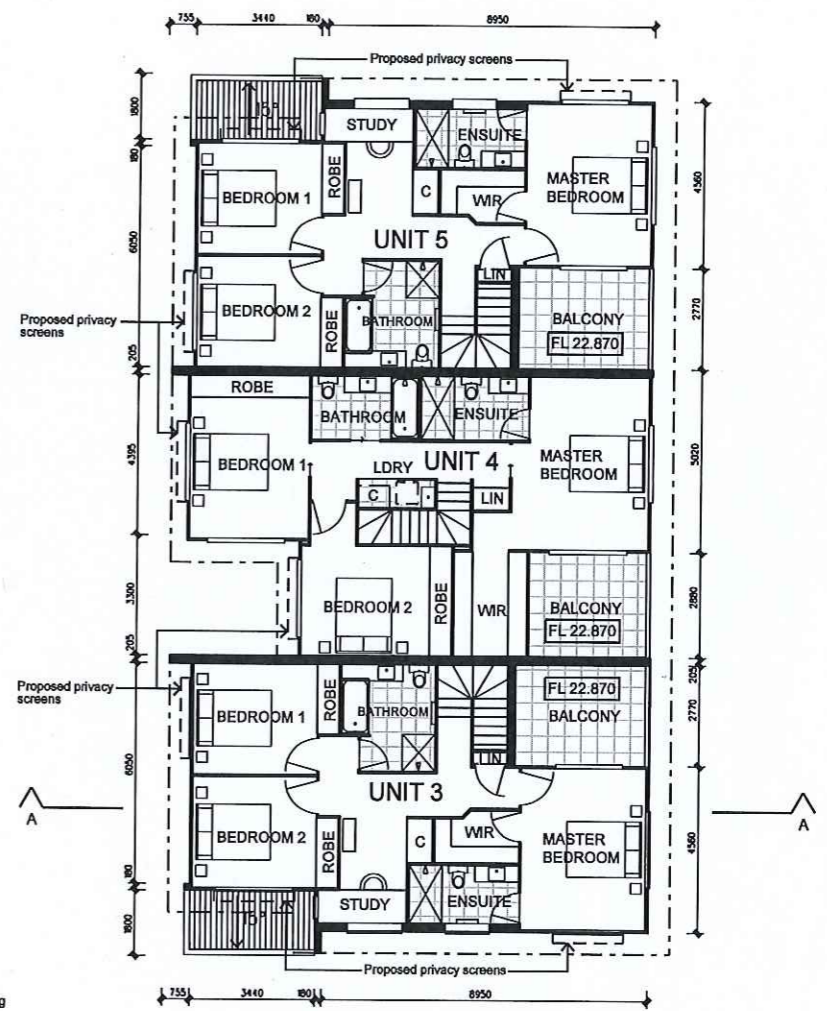
- 1. Provide a revised layout and design that demonstrates compliance with Specific Outcome S2 of the Multiple Dwelling Code and Specific Outcome S2.4 of the Urban Residential Zone Code; Or**
- 2. Demonstrate that a revised design and layout complies with the Overall Outcomes for the Multiple Dwelling Code and Urban Residential Zone Code.**

Advice: This requirement could be achieved by reducing the number of units to meet Probable Solution P2.4(2)(a) of the Urban Residential Zone Code.



RECEIVED
22 JUL 2015
PLANNING ASSESSMENT

R.P.D.
 LOT 30 ON
 RP 178178
 SITE AREA: 1644m²
 SITE COVER: 593.78m² (measured to
 outside of walls including entries & patios)
 TOTAL SITE COVER AS %: 36.1%



**UNITS 3, 4 & 5
UPPER FLOOR PLAN**

VERIFY ALL
DIMENSIONS,
LEVELS AND
SETOUT
ON SITE

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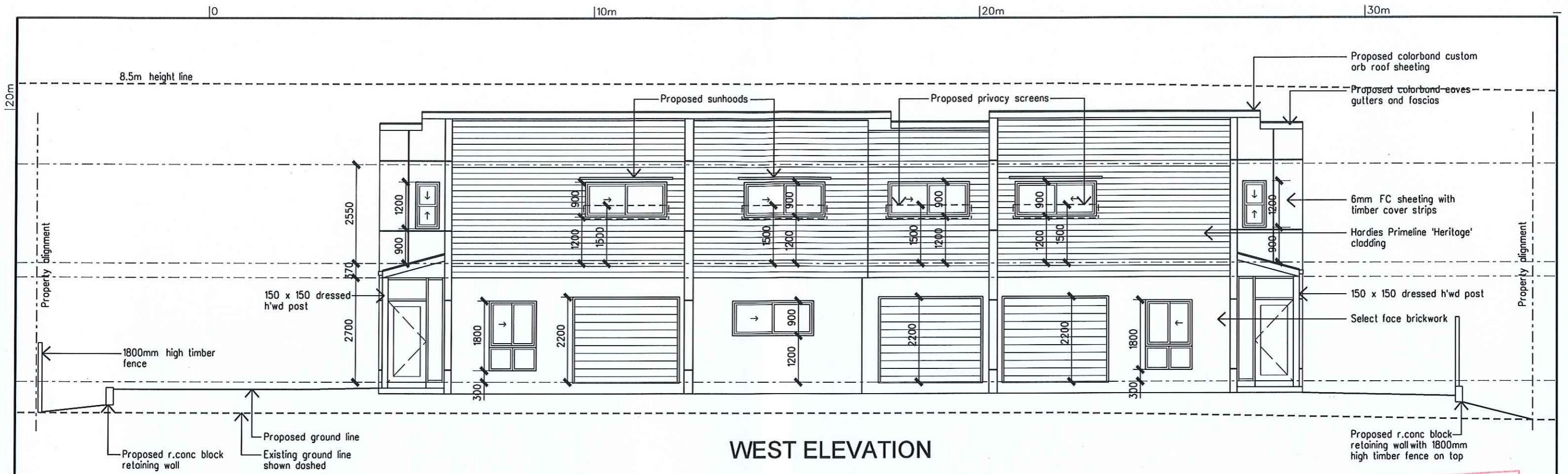
AA ASHCROFT ARCHITECTS
 A.B.N. 29 815 293 192 RAIA# 3182
 29 Taylor Road, Sheldon QLD 4157
 Ph. 3208 0239
 Mob. 0412 500 413
 Email: brad@ashcroftarchitects.com.au

**PROPOSED 5 MULTIPLE UNIT DWELLINGS
 AT
 3 SEABREEZE COURT, ORMISTON QLD 4160
 FOR
 LANDMART QUEENSLAND**

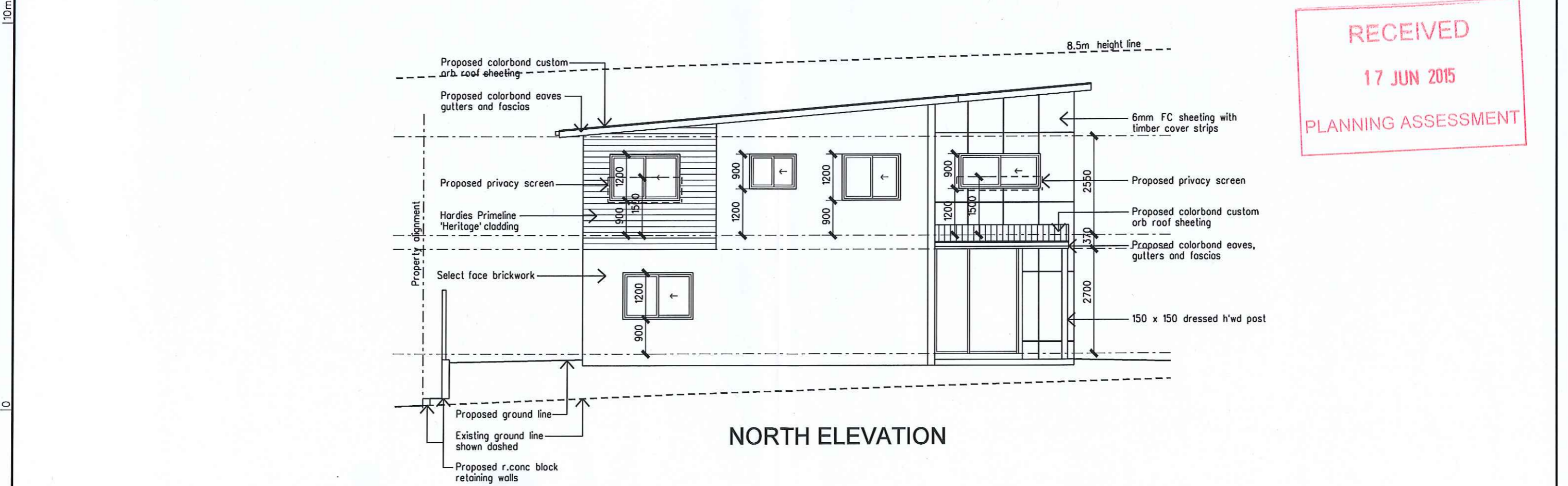
TITLE: PROPOSED GROUND & UPPER FLOOR PLANS		
DATE: 22/07/201	DRAWN: B.R.A.	PROJECT No.:
SCALE: 1:200	ISSUE: PRELIMINARY ISSUE	Q14316

SD01
A

1



WEST ELEVATION



NORTH ELEVATION

RECEIVED
17 JUN 2015
PLANNING ASSESSMENT

VERIFY ALL DIMENSIONS, LEVELS AND SETOUT ON SITE

NORTH

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ASHCROFT ARCHITECTS

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Mob. 0412 500 413
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PROPOSED 5 MULTIPLE UNIT DWELLINGS
AT
3 SEABREEZE COURT, ORMISTON QLD 4160
FOR
LANDMART QUEENSLAND

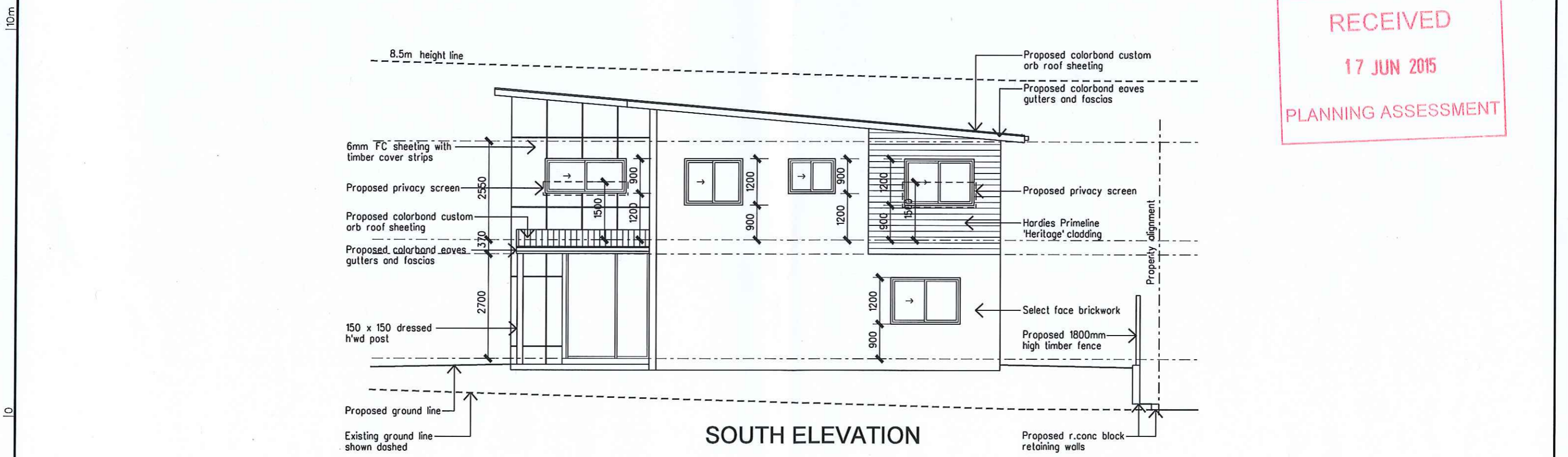
TITLE:
PROPOSED ELEVATIONS - UNITS 3-5

DATE:	12.06.15	DRAWN:	B.R.A.	PROJECT No.:
SCALE:	1:100	ISSUE:	PRELIMINARY ISSUE	Q14316

SD03



EAST ELEVATION



SOUTH ELEVATION

RECEIVED
17 JUN 2015
PLANNING ASSESSMENT

VERIFY ALL DIMENSIONS, LEVELS AND SETOUT ON SITE

NORTH

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PROPOSED 5 MULTIPLE UNIT DWELLINGS
AT
3 SEABREEZE COURT, ORMISTON QLD 4160
FOR
LANDMART QUEENSLAND

TITLE:
PROPOSED ELEVATIONS - UNITS 3-5

DATE:	12.06.15	DRAWN:	B.R.A.	PROJECT No.:
SCALE:	1:100	ISSUE:	PRELIMINARY ISSUE	Q14316

SD04

1

0

20m

40m

60m

40m



PERSPECTIVE 1

PROPOSED 5 MULTIPLE UNIT DWELLINGS
 AT
 3 SEABREEZE COURT, ORMISTON QLD 4160
 FOR
 LANDMART QUEENSLAND

RECEIVED
 17 JUN 2015
 PLANNING ASSESSMENT

20m




PERSPECTIVE 2

10



PERSPECTIVE 3

VERIFY ALL DIMENSIONS, LEVELS AND SETOUT ON SITE

 NORTH

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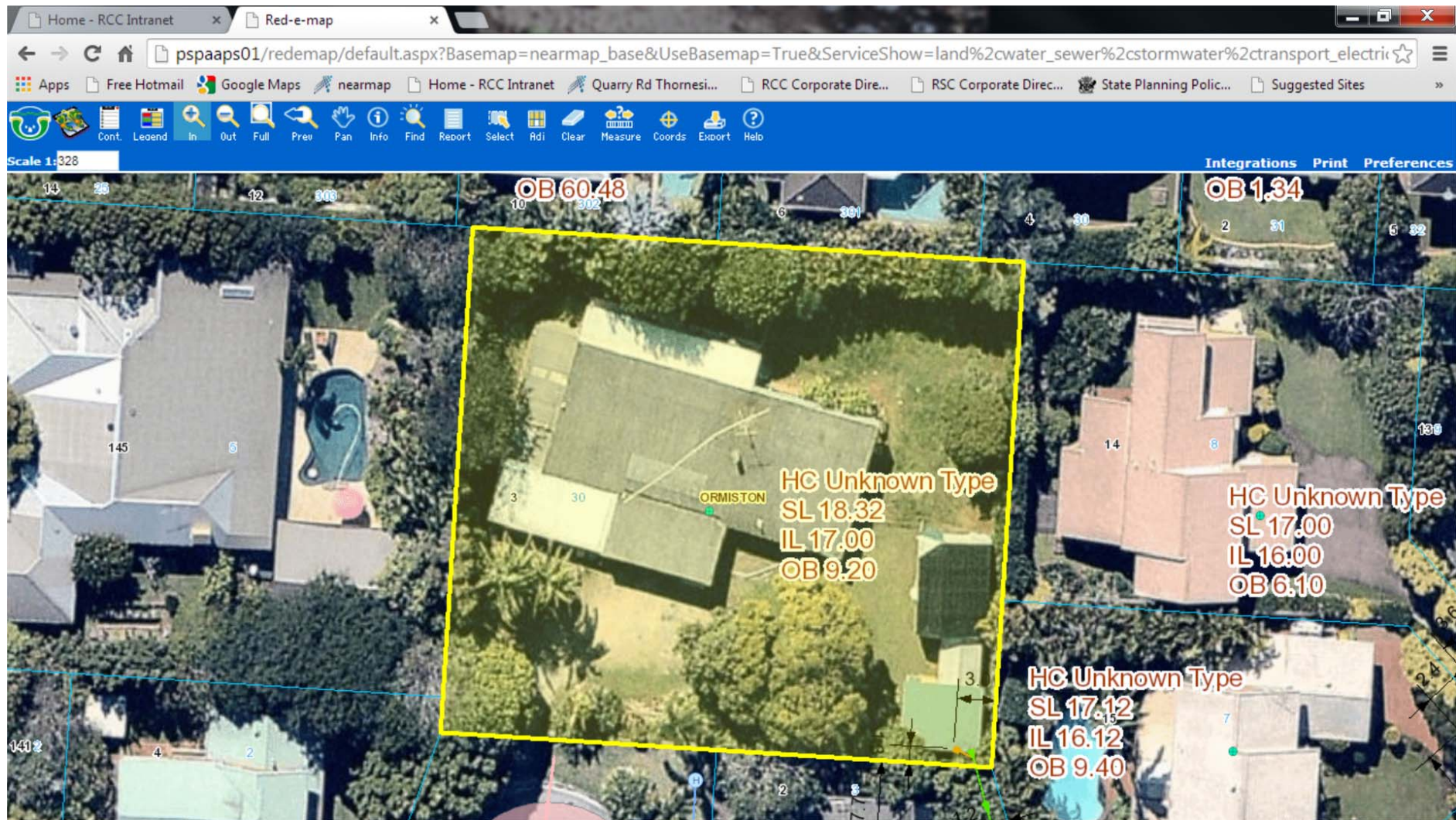
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PROPOSED 5 MULTIPLE UNIT DWELLINGS
 AT
 3 SEABREEZE COURT, ORMISTON QLD 4160
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TITLE: PROPOSED IMAGES		
DATE: 12.06.15	DRAWN: B.R.A.	PROJECT No.:
SCALE: 1:200	ISSUE: PRELIMINARY ISSUE	Q14316

SD00

1



11.3.4 MCU013287 – SHORELINE, REDLAND BAY

**11.3.5 MCU013296 – 128-144 BOUNDARY ROAD, THORNLANDS - COMBINED -
MCU: S242 PRELIMINARY APPROVAL (OVERRIDING THE PLANNING
SCHEME) & RECONFIGURING A LOT (1 INTO 2 LOTS)**

Objective Reference: A271808
Reports and Attachments (Archives)

Attachments: [Plan of Development](#)
[Site Plan](#)
[Kinross Structure Plan Map](#)
[Zone Map](#)
[Koala SPRP Map](#)
[Traffic Report Peak Hour Traffic](#)
[Kinross Structure Plan Movement Network](#)
[Proposed Road Design](#)
[Plan of Creditable Works](#)



Authorising Officer: Louise Rusan
General Manager Community & Customer
Services

Responsible Officer: David Jeanes
Group Manager City Planning & Assessment

Report Author: Brendan Mitchell
Planning Officer

PURPOSE

This development application is referred to Council for determination.

Council has received an application seeking a Preliminary Approval (under s242 of the *Sustainable Planning Act 2009*) for a Material Change of Use for a Mixed Use Development and a Development Permit for a Reconfiguring a Lot (1 into 2 Lots) on land at 128-144 Boundary Road, Thornlands.

The application has been assessed against the relevant provisions of the Redlands Planning Scheme and the proposed development is considered to conflict with some elements of the Planning Scheme. The key issue identified in the assessment is:

- Out of centre commercial development.

It is considered that the application has demonstrated sufficient planning grounds to justify the conflict. It is therefore recommended that the application be granted a Preliminary Approval to override the Planning Scheme in accordance with the Plan of Development and Development Permit for Reconfiguring a Lot (1 into 2) subject to conditions identified in the officer's recommendation.

BACKGROUND

Kinross Road was declared as a Master Planned Area by the State Government on 24 December 2010 under section 133 of the Sustainable Planning Act (SPA), and was adopted under section 140 of the SPA by Council resolution on 21 December 2011. The vision for the structure plan area includes *'integrated and well planned urban community accommodating a range of dwelling types, integrated movement and public open space networks and a range of local community, commercial and retail facilities..., urban form .. is typified by a range of residential densities and building heights, with the greatest densities located in proximity to the Mixed Use Local Centre Precinct.'*

The subject site has been used for agricultural purposes by the current owners for some decades. A shop, colloquially described as the 'Round Shop', operated on the site previously as a general store and produce depot, and included the sale of fuel. The shop was later removed when road works were undertaken. There is an existing 2013 approval over the site for a 1000m² mixed use development (shop, service station, refreshment establishment, commercial office and health care centre), located on the corner closest the Panorama/Boundary Road intersection (refer MCU012565). The applicant included an economic assessment demonstrating need for the development. The application was lodged under the RPS version 3.1 when this part of the land was zoned Local Centre.

ISSUES

Development Proposal & Site Description

Proposal

The original proposal included three elements:

- s241 Preliminary Approval under SPA 2009 for a Material Change of Use from agricultural activities to a Neighbourhood Centre of up to 5700m² retail GFA and associated uses of up to 1175m², a mixed Residential development and Greenspace;
- A s242 Preliminary Approval to vary the provisions of the Redlands Planning Scheme (RPS) in accordance with a Plan of Development.
- A Development Permit for Reconfiguration to create two (2) master lots. One master lot for the Residential and Greenspace Precincts and one for the Neighbourhood Centre Precinct.

Subsequent discussions with the applicant resulting in the removal of the s241 element from the application and the associated site plan outlining the detailed locations of uses within the precincts.

Under the current proposal the site is divided into three main precincts:

- The Neighbour Centre precinct comprises the southern portion of the lot (Lot 1) with frontage to Boundary Road and Panorama Drive. This precinct identifies levels of assessment similar to the RPS's Neighbourhood Centre Zone, with the following notable departures being proposed:
 - o Service Station proposed to be code assessable;
 - o Hotel proposed to be code assessable, where 850m² gross floor area or less; and
 - o Shop proposed to be code assessable, where 5700m² gross floor area or less.

- Proposed Lot 2 to the north will comprise a number of precincts. The Medium Density Residential Housing Precinct and the Urban Residential Precinct which align themselves with the current Precinct 3 and 4 respectively under the KRSP with the notable difference of making Child Care Centres code assessable. The applicant has outlined that indicatively up to 40 residential dwellings on small lots can be achieved in these precincts.
- The Greenspace Precinct is located in the north-western portion of the site and incorporates two (2) sub-precincts. The dam is proposed to be filled and the waterway rehabilitated. It is proposed that the green space area is retained in private ownership as common property for the residential component, which will form part of this master lot. Sub-precinct A includes the open space and stormwater detention areas and provides for a market garden and café (Refreshment Establishment) as identified on the plan. Sub-precinct B provides for a rehabilitated nature corridor providing linkages from the west to the Park Residential areas to the east.

The proposed development will involve a preliminary approval with tables of assessment that vary the RPS through a plan of development, consistent with section 242 of the *Sustainable Planning Act* (refer to attachment 1 & 2).

Site & Locality

The site has an area of 6.254 hectares, approximately two thirds of which is developable land, and is located at the corner of Boundary Rd and Panorama Drive. The site is currently occupied by a small crop farming enterprise and is currently improved by various farm sheds. The site slopes towards the north-western corner of the property where there is a large dam.

The Victoria Point Shopping Centre is located approximately 4 kilometres from the site. The land to the west is occupied by a similar small crop farming activity. Land to the north and east is currently developed with park residential style dwellings. To the south are more rural type lots of varying sizes.

The planning scheme identifies the lot as having three zones across two precincts under the Kinross Road Structure Plan (KRSP) Overlay. Precinct 7e reflects the Open Space Zoning, while precinct 4b has Medium Density Residential (MDR5) to the south and Urban Residential (UR1) to the north (see attachments 3 & 4).

Application Assessment

Sustainable Planning Act 2009

The application has been made in accordance with the *Sustainable Planning Act 2009* Chapter 6 – Integrated Development Assessment System (IDAS) and constitutes an application for a Preliminary Approval (under s242 of the Sustainable Planning Act 2009) for a Material Change of Use and a Development Permit for Reconfiguring a Lot (1 lot into 2 lots) under the Redlands Planning Scheme.

SEQ Regional Plan 2009-2031

The site is located within the Urban Footprint in the SEQ Regional Plan 2009-2031 (SEQRP), and is located within a (Local) Development Area. The following trigger is applicable under Division 3 of the State Planning Regulatory Provisions of the SEQRP.

- 3B – Subdivision involving land within a development area. Referral agency assessment is triggered under Schedule 7 Table 3 Item 12 of the SPR where the subdivision results in the creation of an additional lot.

The assessment criteria in Table 3B of the SPRP require that the referral agency determines whether the subdivision complies with the master plan for the declared master planned area.

The applicant provided a missed referral notice under s357(2) of the Sustainable Planning Act on 11/05/2015 to which the then Department of State Development, Infrastructure and Planning (DSDIP) provided a response. DSDIP identified no objection to the proposed development, and advised that they considered that the subdivision was broadly consistent with the planning intent for the Kinross Road Master Planned Area. Under Section 314 of SPA, Council must have regard to a concurrence agency's response in its assessment of the application. However, it is noted that the referral is triggered by the reconfiguring a lot, and not the material change of use component.

State Planning Policies & Regulatory Provisions

State Planning Policy / Regulatory Provision	Applicability to Application
SEQ Koala Conservation SPRP	See below.
SPRP (Adopted Charges)	The development is subject to infrastructure charges in accordance with the SPRP (adopted charges) and Council's adopted resolution. Details of the charges applicable have been provided under the Infrastructure Charges heading of this report.
State Planning Policy July 2014	See below.

SEQ Koala Conservation SPRP

Mapping

Most of the site is identified as being assessable under the Koala SPRP. The area which incorporates the dam and the surrounding vegetation, for most part is classified as being non-assessable. The residentially zoned area is identified as being High Value Rehabilitation. The SPRP designations are shown in Attachment 5.

Prohibited Development

Under Division 6 of the regulation any urban activity proposed within an assessable area and in an area specified under the planning scheme for an open space, conservation, rural or rural residential purpose is prohibited. The Greenspace Precinct is partly located over the Open Space Zone (under the planning scheme), and includes an urban activity, being a refreshment establishment. To ensure that the application is not prohibited, the Greenspace Precinct is split into two sub-precincts, with Precinct A proposing the refreshment establishment in the Plan of Development. Precinct A is completely within a non-assessable area under the Koala SPRP, and therefore the development is not prohibited.

Assessment

For the area of High Value Rehabilitation the applicable provisions outlined in Division 6 of the regulation state that:

- site design must avoid clearing non-juvenile koala habitat trees in areas of high value rehabilitation habitat, with any unavoidable clearing minimised and offset; and
- site design provides safe koala movement opportunities as appropriate to the development type and habitat connectivity values of the site.

The applicant has advised that most koala habitat trees will be retained as part of the proposed development (given their location in the Greenspace Precinct). A review of the proposal and site inspections by Council officers indicate that approximately seven or eight non-juvenile koala habitat trees within the assessable area are likely to be impacted by works associated with the future development. These trees are located along the northern boundary of the site. A condition is recommended that any that are cleared must be offset monetarily or replanted at a ratio of three new trees for every one tree removed. The condition is required at the Preliminary Approval stage as any approval would mean that the development becomes committed development assessed under Division 2 of the SPRP, which does not require offset planting.

In terms of addressing the second point, koala movement is generally discouraged from this type of development, and at a location that is the intersection of two major roads. No koalas were detected during a field assessment undertaken by BAAM, on behalf of the applicant. The KRSP identifies fauna movement corridors through the structure plan area, which extend through the centre of the area, connecting habitat on the eastern and western sides. No substantial corridors are identified in the KRSP on this or adjoining sites.

State Planning Policy July 2014

The following State interests are identified on the SARA mapping:

- Biodiversity – MSES Regulated vegetation (intersecting a watercourse). This area is located in the north-west corner of the site where the existing farm dam is located.
- The ecological report by BAAM stated that the development was not mapped under DEHPs regulated vegetation mapping, however the SPP glossary describes regional ecosystems that intersect a watercourse as being defined as regulated vegetation under the *Vegetation Management Act 1999*, whether or not classified as ‘endangered’ or ‘of concern’ under the Act. The developer intends to fill the existing farm dam and reinstate the natural watercourse, which involves the removal of vegetation to accommodate earthworks. In addressing Part E - State interest for biodiversity, the SPP provides the following assessment criteria:

Development:

- (1) *enhances matters of state environmental significance where possible, and*
- (2) *identifies any potential significant adverse environmental impacts on matters of state environmental significance, and*

- (3) *manages the significant adverse environmental impacts on matters of state environmental significance by protecting the matters of state environmental significance from, or otherwise mitigating, those impacts.*

As a result of removing the dam, the waterway will be restored to a more natural state. This then allows for an increased riparian area to which revegetation can occur as is proposed as part of the approved plan. This is considered to enhance the environmental values of the site as currently only a relatively small amount of vegetation borders the dam. The proposal is considered to comply with the criteria in this regard.

- Water Quality – Climatic regions – stormwater management design objectives.

There are two stormwater catchments influencing the site, and bio-basins are proposed to manage stormwater quality for each catchment, with detailed design of the treatment trains to be undertaken in subsequent MCU and ROL applications. Future ROLs and MCUs will be required to comply with the assessment criteria outlined in the policy.

- Natural Hazards, Risk and Resilience – Potential bushfire buffer. A very small part (<10m²) of the south-west corner of the site is identified as being within the Potential Impact Buffer under the State mapping.

This area adjoins the Boundary Road/Panorama Drive intersection, which will provide an adequate buffer to the Medium Bushfire Hazard area located on the southern side of Boundary Road. It is considered that subsequent approvals for building works over this portion of the site will ensure that future uses comply with the Australia Standard, where required.

Redlands Planning Scheme

The application has been assessed under the Redlands Planning Scheme version 6.2.

The application is subject to impact assessment. In this regard, the application is subject to assessment against the entire planning scheme. However it is recognised that the following codes are of particular relevance to the application:

- Medium Density Residential Zone Code;
- Urban Residential Zone Code;
- Neighbourhood Centre Code
- Open Space Zone Code;
- Community Purposes Zone Code;
- Habitat Protection Overlay;
- Flood Prone, Storm Tide and Drainage Constrained Land Overlay;
- Kinross Road Structure Plan Overlay;
- Road and Rail Noise Impact Overlay;
- Waterways Wetlands and Moreton Bay Overlay;
- Reconfiguration Code;
- Infrastructure Works Code;
- Centre Design Code;
- Centre Activity Code;
- Landscape Code; and
- Stormwater Management Code.

The Desired Environmental Outcomes are also considered relevant to the assessment of this application.

The following outlines the issues pertinent to the assessment of the application.

Structure Plan Intent

Local Centre – Precinct 1

The Kinross Road Structure Plan Overlay was established in 2011 to manage development of a large greenfield area which currently supports new housing development in the north eastern corner of the area. The structure plan divides the area into a number of precincts which reflect the zoning of the land and provide more specific criteria for development of these precincts. The Overall Outcomes for the structure plan as a whole area seek to provide for a range of uses and other development that contribute to the creation of an integrated urban community that concentrates community interaction around a well-designed and accessible local activity centre. This centre is currently identified as Precinct 1 under the structure plan or Local Centre in terms of its zoning, and is situated on Kinross Road (local street) approximately 600m north of the Boundary Road intersection. This centre is surrounded by Medium Density Residential zoned land which is intended to support this local centre.

This local centre has been designated in accordance with the Desired Environmental Outcome (DEO) 6 which seeks to protect the major, district and neighbourhood centres throughout the city. Local centres are intended to provide convenience needs for a local population catchment, without detracting from the larger centres.

When looking at the subject site the KRSP divides the site into three precincts which reflect the zonings over the land.

Precinct 3b (Medium Density Residential Housing – Boundary Road and Panorama Drive)

Precinct 3b is identified over the south of the site and reflects the Medium Density Residential Zoning (MDR5). The corresponding Overall Outcome provides for low-rise medium density residential development in close proximity to line haul bus services along the public transport corridors on Boundary Road and Panorama Drive. The precinct also provides physical breaks in the built form to facilitate convenient pedestrian access to the public transport services along Boundary Road and Panorama Drive. These provisions allow for higher density residential development whilst allowing for convenient pedestrian access from the major transport route into the adjoining and other residential areas within the Kinross Road area.

Precinct 4b (Urban Housing – Panorama Drive)

This precinct sits within the north-eastern corner of the site and is bordered by Panorama Drive to the east and a proposed new road to the north and west. The Overall Outcomes for this precinct:

- provides for a full range of low-rise housing types;
- prevents direct property access to Panorama Drive;
- limits vehicle access to Panorama Drive to one trunk collector road;
- incorporates acoustic treatments and building setbacks which minimise noise impacts from Panorama Drive;
- ensures acoustic treatments include consistent high quality landscaping design and façade treatments that are visually attractive to address acoustic requirements.

This precinct supports low rise multiple dwelling units in addition to dual occupancies and dwelling houses. Access is intended from the proposed new road as opposed to Panorama Drive.

Precinct 7e (Eastern Wetlands Corridor)

This section of the site currently comprises a large rural dam which services farming in the area, with vegetation bordering its outer edge. This forms part of a larger network of dams in the area. The intent of this precinct is to maintain water quality of Wellington Ponds as well as accommodating local flooding and native flora and fauna. It is also ear-marked for passive and active open space functions.

Proposed Changes to the Structure Plan

The proposed plan of development seeks to vary the KRSP in a number of ways. Most notably, it seeks to establish a Neighbourhood Centre in the area currently identified for Medium Density Residential development in both the zone code and the KRSP Overlay Code. Accordingly the proposal represents a conflict with the intent of the zone in terms of the preferred use type for the precinct. The justification for this conflict is discussed below under 'Needs Assessment'.

In terms of the other points identified in Overall Outcome 5.15.8(2)(a)(ii)(c) for the Sub-precinct 3b however, it is generally consistent with the structure plan in that commercial development of this precinct would improve the viability of public transport to this area and provide a safe and accessible node for pedestrians. Commercial development of this precinct would negate the need for acoustic treatments along this important 'gateway' to the Kinross Road area as the Road and Rail Noise Overlay would not apply to most of these uses. Instead, landscaping and other architectural treatments could, in the future, provide a more appropriate entry statement to the area.

In summarising the applications compliance with the KRSP Overlay Code, it is considered that the proposal conflicts with the preferred use type. It does however comply with the other provisions and as outlined below, offers an appropriate alternative to the Medium Density Residential uses previously identified in the structure plan.

Further to this, whilst the POD provides for a significant portion of commercial land, it still allows for a medium density residential area of comparable size to the existing zoning over the site. It is noted that the proposal reduces the Urban Residential aspect of the site, though maintains a portion along Panorama Drive in accordance with the KRSP. As such, it is considered the proposal can still achieve a reasonable residential yield at densities that will benefit the viability of the Neighbourhood Centre whilst also providing for a variety of housing types within a highly integrated space.

It is noted that there is some encroachment into the Open Space Zone by the Medium Density Precinct in the south western corner of the Eastern Wetlands Corridor (7e). The existing water body over the area currently functions as a dam and incorporates almost all of the area zoned for Open Space. As a result of this proposal, the water body is to be reduced in size significantly and will be designed to reduce the water detained on site and allow water to flow and connect up with the existing drainage corridor running to the north of the site. In assessing the proposal against the Overall Outcomes of the KRSP Overlay Code the code states that sub-precinct 7e Eastern Wetlands Corridor protects and enhances publically owned land that:

- maintains and enhances the water quality of Wellington Ponds;
- maintains the hydraulic capacity and the riparian vegetation of this tributary of Hilliards Creek;
- accommodates local flooding and conveys overland stormwater flows;
- protects a core node of Regional Ecosystem 12.3.6, as well as linear non remnant vegetation which serve as a habitat to local fauna populations;
- manages, buffers and enhances patches of high value koala habitat;
- provides a passive open space function;
- provides a locally significant landscape feature and view shed of linear open spaces and vegetated areas;
- incorporates a local recreation park on cleared land.

In response, in consultation with Council's assessment engineers, whilst still at a conceptual stage, it is considered that the proposal improves the current situation in terms of managing stormwater and improving water quality in the long term. In terms of vegetation, the trees on the north-west side of the watercourse form part of a fauna corridor and will be retained. Conditions will be included to ensure weed removal and offsets for any koala habitat trees lost.

The reduction in the greenspace area by approximately 3000m² (approximately 1.7ha reduced to 1.4ha) is not considered to erode the open space/greenspace values given that most of the area mapped in the RPS forms the extent of the farm dam. By filling the dam and reinstating the natural waterway, greenspace values will be enhanced with an increased riparian buffer and more land for passive open space enjoyment. The proposed community garden is considered as an ancillary use to the residential component of the development. The community garden will be located on the residential side of the waterway where it will have the least impact on the waterway/riparian zone. Concerns were raised at a pre-lodgement meeting that fertiliser usage from the community garden could be an issue for water quality. Environmental and vegetation management plans will be required as part of subsequent MCU/ROL applications for the residential component of the development to manage these issues.

Needs Assessment

Following an assessment of the Redlands Planning Scheme a conflict with the KRSP Overlay Code and the zoning (as reflected in the structure plan precincts) has been identified. Most notably the proposal conflicts with Overall Outcome 5.15.8 (2)(a)(ii)(c) (Medium Density Residential Housing – Precinct 3) of the Kinross Road Structure Plan Overlay Code which provides for low-rise medium density residential development in close proximity to line haul bus services along the public transport corridors on Boundary Road and Panorama Drive.

Section 326 of the SPA states that the assessment manager's decision must not conflict with a relevant instrument unless there are sufficient grounds to justify the decision despite the conflict. The Statutory Guideline 05/09 for SPA provides advice to determine if there are sufficient grounds to make a decision that conflicts with a relevant instrument. These include that the relevant instrument:

- is out of date;
- is incorrect;
- inadequately addresses development;
- does not anticipate specific or particular development; or
- does not recognise the urgent need for the proposal.

In establishing sufficient grounds to justify the conflicts with the Planning Scheme codes the applicant has provided the following argument for sufficient grounds:

- a) *“The term “grounds” is defined in the SPA to mean matters of public interest”.¹ The public interest is not commercial competitor interest. The EIA has demonstrated that the Paradise Centre is needed to provide local shopping and community needs for a growing Thornlands population. The centre is well located to service these needs, has excellent vehicle and public transport access, is part of an integrated land use plan and will not significantly impact on surrounding residents. We believe that the centre is clearly in the public interest.*
- b) *Statutory Guideline 05/09 provides guidance on sufficient grounds for decisions that conflict with a relevant planning instrument. The first three criteria/examples cited for sufficient grounds are directly relevant to the Paradise Gardens application.*
 - *The first is that “the relevant instrument is out of date.”*
 - *“Example – the planning scheme is due for review and does not reflect current planning trends and principles.....”*
 - *The second criteria is that the “relevant instrument is incorrect.”*
 - *The third criteria cited is that the “relevant instrument inadequately addresses development.”*
- c) *There are elements of all three grounds in the Paradise gardens proposal in that:*
 - *The Scheme became effective on March 30, 2006 and”The effective life of the Redlands Planning Scheme is a period of 8 years from the date of commencement.”² The scheme is out of time and undergoing the final stages of review and replacement.*
 - *The EIA analysis indicates that the Scheme is somewhat incorrect in that almost decade-old assumptions about growth together with a very rigid retail framework will leave the wider Thornlands area deficient in local convenience shopping and community facilities.*

In response, the Kinross Road Structure Plan came into effect in late 2011 and is therefore a relatively new addition to the planning scheme. The Desired Environmental Outcomes (assessed below) and the hierarchy of centres, on the other hand, were established upon commencement of the scheme and therefore before the Kinross Road structure plan was established. It is therefore reasonable to consider whether the centre hierarchy suitably accounts for this growth area.

In responding to these claims an economic impact and needs assessment was prepared by Foresight and Partners dated 22/12/2014 on behalf of the applicant. The key findings of the report include the following:

The establishment of a full-line supermarket, ancillary retail, and eateries will ‘*fill an existing and growing need for additional neighbourhood level retail facilities in the*

¹ Statutory Guideline 05/09 – Sufficient grounds for decisions that conflict with a relevant instrument

² Division 1 - Desired Environmental Outcomes 3.1.1(3)

Kinross Road Structure Plan Area and larger Thornlands area. It will meet the day-to-day convenience needs, as well as fulfil major food shopping needs, of trade area residents. It will also service a significant passing trade by virtue of its high profile location at the intersection of Boundary Road and Panorama Drive. The service station and tavern will serve a broader area as well as trade area residents, by virtue of the site's central location and accessibility. Continuing growth within the trade area will bring with it demand for appropriate neighbourhood level convenience shopping facilities to meet the needs of the trade area population.'

The report by Foresight finds that community need and demand is met through:

- Population growth in the primary trade area is expected to be 66% between 2014 and 2021, and the expenditure potential is expected to increase by \$43.4 million in this period. The proposal will service this growth area;
- A full-line Coles supermarket anchored centre will provide residents with a greater variety and promote competition;
- The site will be highly visible and will provide residents in the trade area with most of their shopping needs, and reduce travel times. The centre will also service passing trade given its location on the corner of two arterial roads, while providing walkable access for residents in the immediate local area;
- It is expected that the centre will benefit local employment by providing up to 215 full and part-time jobs;
- The proposed tavern aimed at families will provide a social hub for social and community interaction;
- The centre will provide the services and retail opportunities that are consistent with the land uses within the Kinross Structure Plan Area, and provide a convenient multi-purpose shopping environment, while contributing to the amenity of a growth area.

The Foresight report considers the relevant planning policies and includes sufficient supply side analysis within the defined trade area, and includes populations trends; forecast spending patterns within the trade area; and likely impacts. It is proposed that the development will have significant community benefits while having minimal impacts on the City's other centres.

In order to validate the conclusions outlined by Foresight Partners, Council engaged its own consultant to analyse the findings of their report. Norling Consulting generally supported the methodology and findings outlined in the report.

Norling's review of the applicant's economic needs assessment found that the Primary Trade Area (Thornlands suburb west of Cleveland-Redland Bay Road and Dinwoodie Road, and east of Hillards Creek and Taylor Road) has a sufficient population to support a supermarket-based shopping centre and tavern. This is especially supported by the existing and emerging residential uses within the Kinross Road area. The review also supports the view that the removal of the Primary Trade Area from the Cleveland and Victoria Point catchments would still allow for sufficient population to support the number of supermarket each provide and that these catchments have enjoyed significant population growth in their own right. It should also be noted that the Primary Trade Area lies completely independently of the major centres' catchments in terms of what is considered a reasonable travel distance (2km) and overlaps slightly with the outer limits of the Victoria Point shopping centre.

In this regard, both the applicant's and Council's economic experts consider that the Planning Scheme in its current form is out of step with current population projections and calls for increased access to a full-line supermarket and other services in an appropriate location within the area. They consider that the current retail hierarchy established in the Planning Scheme's DEO's have not reflected the establishment of the KRSP area. As such it is considered that this claim has merit and establishes sound planning grounds to justify a conflict with the Zone and Structure Plan Overall Outcomes.

In support of this, in the formulation of the City Plan a number of studies were conducted on behalf of Council. The Redland City Centres & Employment Strategy, conducted by Urbis, made a number of recommendations with regards to future economic growth within the City. One such recommendation was that centre growth should be consolidated and only provide out of centre development where deemed necessary to provide essential convenience requirements. It is considered that the economic assessment demonstrates that the proposed Neighbourhood Centre fulfils the essential convenience requirements of the area. Currently residents in the established area of the Kinross Road estates are required to travel approximately 6km to Victoria Point shopping centre for grocery shopping and other services. A full-line shopping centre on this site, as opposed to a small convenience store on Kinross Road, will provide accessible shopping with the advantage of competitive pricing synonymous with larger supermarkets.

As previously mentioned, the structure plan seeks to provide for a range of uses and other development that contribute to the creation of an integrated urban community that concentrates community interaction around a well-designed and accessible local activity centre. As the needs assessment has outlined, the current trade area demands a more substantial commercial centre which will service the immediate area and commuters using Boundary Road. The current Local Centre Precinct encompasses approximately 5000m² and is intended to provide for limited retail and commercial services to meet the convenience needs of surrounding residents as well as small scale commercial offices or service industry activities. Due to current and future intended population growth within the surrounding area, Council's economic expert considers that this local centre is not suitable to provide for the needs of the Primary Trade Area identified in the economic needs assessment and therefore a larger commercial centre is required. In this regard, the provision of a neighbourhood or district centre in this precinct would better serve the local and wider community.

It is noted, however, that the establishment of a larger centre on Kinross Road would have significant impacts upon the efficiency and capacity of Kinross Road and the intersection to Boundary Road. A study conducted on behalf of Council as part of the feasibility of the KRSP, concluded traffic on Kinross Road would need to be managed through the provision of alternative accesses in the area and/or major upgrading to accommodate the development envisioned for the area. As such it is considered that an expansion of the local centre on Kinross Road would further comprise the road network and for this reason a neighbourhood/district centre would not be suitable in this precinct.

When considering Boundary Road and Panorama Drive on the other hand, these higher order roads could accommodate higher traffic volumes associated with a larger commercial centre as demonstrated by the applicant's traffic report. As such, despite the Kinross Road being identified as the location of a local activity centre, it is considered that the demand for a full-line shopping centre and the constraints on

traffic on Kinross Road is such that the subject site represents a more logical location for the area's commercial hub.

Desired Environmental Outcomes

When considering the proposed out-of-centre development within the context of the Planning Scheme's Desired Environmental Outcomes, DEO 6 – Economic Development, is of particular relevance as the applicant is proposing commercial development not previously identified in the planning scheme.

This DEO details the location and hierarchy of centres across the city and states that the primacy of the City's centre network shall be protected by discouraging out of centre development outside of the centre areas identified. It has been demonstrated in the economic needs assessment, as endorsed by Council's peer review, that a further commercial centre in the proposed location would not compromise the primacy of the City's centre network. Rather, a full-line shopping centre would adequately service the existing and emerging residential population in the Kinross Road area and surrounds. As such, despite the proposed Neighbourhood Centre not being identified as a centre within the DEO, it does not compromise the achievement of the DEO.

In terms of satisfying the other applicable DEOs the following are considered to be of relevance to the application.

- *“DEO3 – Community Health and Wellbeing”:*

“(1) As a vibrant and attractive place to live, Redland City offers its community a high level of amenity, social cohesion and diversity and a range of facilities and activities through:

(d) requiring the provision of an adequate standard and capacity of services and amenities in all local communities throughout the City;

(e) ensuring new areas of urban development incorporate the integrated and timely provision of an adequate standard and capacity of services, community facilities and amenities to meet future community needs;

(f) focusing retail, commercial and community facilities at centres which maximise their accessibility to the City's population;

(g) increasing levels of self-containment within the City in terms of employment and services while recognising an ongoing dependence on other areas outside the City for employment and high level services.”

It is considered that the proposal satisfies all of these outcomes. When considering (e & f), the proposal seeks to provide commercial facilities not otherwise provided at a scale that would satisfy the demand generated in this establishing Kinross Road area. The applicant argues that there are conflicts between the DEOs in that a centres strategy which seeks to concentrate all retail and community development in existing centres cannot satisfy DEO3 in terms of the provision of services in all local communities. It should be noted however that this DEO does not preclude local centres providing convenience needs to the community, which has been identified in the KRSP as Local Centre. The proposal seeks to provide the appropriate framework for a 'full-line' shopping centre and other co-locatable commercial uses which indicates a larger scale centre. It is considered that the two DEOs do not compete in this context, rather the proposal is considered to establish an alternative centre which advances the objectives of DEO 3. Accordingly, a needs-based approach is

established to determine the suitability of a centre outside of Major and District Centre zonings.

- *“DEO4 - Access and Mobility*

- (1) Redland City is served by an effective, safe, equitable and convenient movement system through -*

- (b) supporting a compact urban form and pattern of development that reduces private vehicle dependency and increases potential for use of public transport, cycling and walking;*

- (e) ensuring major employment attractors, including the City’s network of Centres and other employment areas are highly accessible and supported by public transport.”*

The applicant finds that a centres strategy which seeks to channel local convenience shopping and community needs into a static centre network, particularly the more distant major centres of Capalaba, Cleveland and Victoria Point, must increase private vehicle dependency and vehicle trips and reduce cycling and walking opportunities for local residents. As discussed, the Centres and Employment Strategy, while it maintains a centres hierarchy as a desirable function of the planning scheme, does anticipate that other centres may be required to satisfy essential convenience needs. It is considered that the proposed centre will serve a growing local catchment that the current centres network is unable to accommodate, and will therefore reduce car dependency from within this local catchment.

It is considered that the proposed development does not compromise the achievement of the planning scheme’s DEOs, and, in fact, better achieves DEOs 3 and 4.

Other Considerations

Variations to the Levels of Assessment with Structure Plan

The POD includes all of the uses in the RPS. It is more usual to only include the uses planned for the site, however the POD seeks to vary the effects of the RPS to the extent of the development proposed for the neighbourhood centre. The following outlines the assessment of the major variations to the KRSP:

- Childcare Centre use code assessable in Precinct 3b – Medium Density Residential Housing. This is considered to be an inconsistent use in the Medium density residential Zone Code unless part of a mixed use development in Sub-area MDR1 and MDR3. However, given the proximity of the residential component to planned open space areas, and with the residential design having a focus on community (with the community garden and cafe elements included in the design concept), a Childcare Centre is considered to be an appropriate use subject to code assessment. It is likely that any proposed centre would be small in scale and will integrate well within the residential area. There were no submissions relating to this item;
- A Hotel use is impact assessable in the structure plan overlay. It is proposed that a Hotel is code assessable in the Neighbourhood Centre Precinct where 850m² or less. A Hotel (described as a “family tavern”) with a 850m² area has been proposed. Hotels are impact assessable in the Neighbourhood Centre Zone Code except where in Sub-Area NC3, which refers to the Redland Bay Hotel. Council requested further information about the proposed tavern as the information supplied was considered to provide inconclusive support for the development in

terms of economic impact and community need. Further information should be provided to explain the decline in hotel licenses beyond the Global Financial Crisis (GFC). This information was requested to address Desired Environmental Outcome (DEO) No. 6 — Economic Development; Overall Outcome 4.15.7(2)(a)(ii)(a-e) of the Neighbourhood Centre Zone Code; and Planning Scheme Policy 12 — Social and Economic Impact Assessment, Section 12.6(3)(b) and (c). The information was provided in a report by Foresight Partners Pty Ltd to the satisfaction of Council officers.

- The proposal includes assessment level criteria for a Shop use in the proposed Neighbourhood Centre as code assessable where with a GFA of 5700m² or less, which is the extent of the floor space proposed in the retail element of the commercial component. Conversely, a GFA of more than 1000m² will trigger impact assessment in the Neighbourhood Centre Code. The majority of the submissions received were from other centres and the 1000m² GFA trigger has been raised as an issue. The application has established the extent of the development proposed, therefore a GFA trigger for impact assessment is not considered relevant in context of this site. It is therefore considered appropriate to maintain the levels of assessment as per the POD given the current application has allowed for submissions to be made, and code assessment will be required to assess any future shop application in the proposed Neighbourhood Centre.

It is noted that the applicant sought to vary the KRSP for Precinct 1, a parcel of land to which this application is not lodged over. As such a condition is recommended which removes any reference to Precinct 1.

- Residential development. No changes are proposed, however in context of further assessment of residential uses and planning implications for the adjacent greenspace area, ROL application will be required to establish standard format lots for dwelling houses (ROL triggering code assessment under the structure plan); whereas development involving 2 or more dwelling units will trigger assessable development.

It is considered that the proposed community garden will be an ancillary use to the residential component as it is intended to be located adjacent to Precinct 3b – Medium Density Residential Housing, and is not reflected in the POD. It is expected that the use of the garden will be managed through a community management statement as part of a subsequent MCU application.

Access and Traffic

The Department of State Development, Infrastructure and Planning (DSDIP) have approved left-in access to the site from the State-controlled Boundary Road but not a left-out back onto Boundary Road. A 120m deceleration lane and extended short left turn lane is included in the DSDIP conditions package. A shared pedestrian/cycle path is required along the entire frontage to Panorama Drive. DTMR's response from 28 February 2015 did not allow a 'left out' turn from the new road onto Boundary Road. It must be noted that previously proposed movement network design as part of Traffic Report prepared by Viney Traffic Engineering, dated 9 July 2015 included a 'left out' turn onto Boundary Road. Consequently, the amount of vehicles entering Panorama Drive at future intersection will be increased as instead of accessing Boundary Road via a 'left out', drivers will use Panorama Drive. In accordance with the estimates provided in the Traffic Report, the amount of traffic that would use the 'left out' option during peak hour is 10% (refer to Attachment 6). Although the traffic amount will be increased at the intersection of the new road and Panorama Drive as

result of the 'no left out' condition, it is considered that Panorama Drive as an arterial road can accommodate the increased traffic which will only be utilised for a short distance to the intersection with Boundary Road. Furthermore, the intersection between the new road and Panorama Drive will be signalised to ensure safe passage and allow for a right turning option for access back onto Boundary Road.

It is noted that the proposed road design does not align with the Kinross Road Structure Plan, which specifies a residential collector road with esplanade treatment through the site (refer Attachment 7). The proposed road layout only partially addresses the overlay by providing an Access Street-type road at the western side of the site (refer Attachment 8). It is considered necessary to require the applicant to provide a trunk collector with esplanade treatments in accordance with the requirements of the Kinross Road Structure Plan. A condition will be included with the MCU conditions. The proposed road design does allow for future connection to the west without accessing Boundary Road in accordance with the structure plan.

Neighbourhood Centre Building Height

It is noted that in the POD the applicant proposes a Probable Solution reflecting a building height maximum of 14m (three (3) storeys) except for a central visual centre. The applicant's indicative architectural plans for the shopping centre and associated tenancies, whilst not part of any approval, demonstrate that the intention is for 1-2 storey commercial buildings. The proposed 14m maximum allows for more flexibility in terms of architectural features synonymous with larger retail centres. In this regard it is considered to be an appropriate building height for the proposed precinct. In terms of the number of storeys however, it is considered that a two storey maximum would be a more suitable Probable Solution when considering the surrounding uses – both existing and proposed. A condition is recommended in this regard.

Stormwater

The amended Detention Basin Assessment Report prepared by O2 Environmental needs re-visiting and corrections. The main issues that need to be addressed in the report are:

- Revise the report using a current QUDM 2013 version instead of QUDM 2007 (superseded)
- S4.3.1 of the Assessment - revise the referencing/location of proposed storage node, noted as 'south western corner of the site upstream of Beaudesert-Nerang Road'.
- Address the filling of the dam with respect to site hydrology. It is noted that the provided Assessment does not address the impact of filling of the dam on site hydrology and hydraulics, specifically with respect to the Flood Prone Area and Drainage Constrained Area Overlays (refer to Attachment 6).

It is considered that for the purpose of current applications, the above information is not critical and can be provided at subsequent MCU/OPW stages.

Noise

An acoustic report was submitted which addressed noise from the commercial/retail shops proposed onsite, traffic as well as the flower farm based on operating hours of 7am-5pm.

In terms of traffic noise upon future residential uses, Council requested a noise impact assessment to determine the potential visual impacts of meeting the noise

mitigation requirements as part of a future application. This noise assessment concluded that there are a number of ways noise could be attenuated, and it identified a worst case scenario of providing only physical attenuation through an acoustic barrier. In this regard, a 2.4m high acoustic fence would be required to ensure compliance with the QDC and Planning Scheme criteria. This fence could be appropriately screened by landscaping providing in front of the barrier, and would achieve an acceptable visual outcome. Future development applications will determine the required acoustic attenuation, and relevant assessment criteria applies to ensure visual outcomes are met.

In considering noise from the adjoining flower farm it is recommended that the medium density uses to the west would also require 2m high acoustic fences to achieve compliance with the Planning Scheme criteria. This matter would be dealt with as part of subsequent development applications.

In summarising it is considered that the submitted acoustic report demonstrates that noise can be managed for both on-site and off-site sources in accordance with the Planning Scheme. Individual uses may require further assessment upon subsequent MCU applications.

Air Quality Impact from Adjoining Uses

The air quality impact assessment has identified that the neighbouring flower farm – Redlands Fresh Flowers has a minimal impact on the proposed development. The report identifies that there is a satisfactory buffer between the residential section of the proposed development and the flower farm as long as the activities of the flower farm do not change.

The report has also stated that appropriate buffer distances can also be achieved without relying on the unchanged activities of the flower farm as there is adequate space for a 40m buffer zone on the western boundary.

If the proposed residential area changes and moves closer to the flower farm in subsequent MCU/ ROL applications then a revised air quality impact assessment will be required.

Vegetation Management

There are a number of overlays affecting the site. The overlays relevant to this development are:

- An Enhancement Corridor designated under the Habitat Protection Overlay aligns fully with the current Open Space Zoning. The principal function of the corridor is for fauna movement. An ecological assessment undertaken by BAAM Ecological Consultants found that:
- *With the exception of the northern and western site boundaries and fringing vegetation around the farm dam, the site has been cleared of all native vegetation.*
- *The site has not been visited by koalas for a number of years and does not support habitats critical to the survival of koala. However, site vegetation may contribute to localised fauna movements, as well as provide food resources and shelter to fauna.*
- *Within the 'Enhancement Corridor' designation, RCC may seek the retention of boundary vegetation as a means of preserving a local vegetated linkage. Existing vegetation should be retained along the north-western and northern boundaries of the site.*

With the removal of the dam and reinstating of the natural waterway, the function of the corridor will be maintained and enhanced by the development, to enable compliance with the Overall Outcomes of the overlay which include:

Outcome: The re-establishment of disturbed or degraded wildlife and habitat corridors.

- Action 1: Enhance corridors where replanting, regeneration and habitat reconstruction improve the connectivity between habitats, and encourage biodiversity.
- Action 2: Provide connection corridors of sufficient width to maintain viable wildlife or habitat linkages between remnant stands of mature individual trees, lines of trees, and prominent natural features like drainage lines, waterways and foreshores.
- Action 3: Ensure that development maximises the retention of existing koala habitat trees and ensures that where non-juvenile koala habitat trees are to be removed, that they are replaced to achieve a net gain.

Infrastructure Charges

The site is located outside of the Priority Infrastructure Area (PIA) and within the Infrastructure Agreement Area. Council has determined that there are no “extra burden” costs associated with the development given there is sufficient capacity in the system planned under the PIP to cater for the demand generated by the proposed development.

Infrastructure charges will be applicable to future MCU and ROL approvals made under the proposed Plan of Development. The developer intends to construct the internal collector road, providing access to the site and linking Boundary Road and Panorama Drive, as works associated with this application. Part of this road is designated as trunk infrastructure under the Priority Infrastructure Plan and therefore attracts an offset. An Infrastructure Agreement is considered as the most appropriate payment tool to ensure future owners of the lots have equal responsibility to pay for the road.

The development application and recommended approval involves a development permit for the reconfiguring a lot (ROL) and a preliminary approval under s242 of SPA for the material change of use component. In this regard, infrastructure charges will be required for the ROL, which are outlined below. As a preliminary approval does not authorise development, infrastructure charges for future development under the POD will be identified in future Infrastructure Charges Notices as part of future development applications.

Under the IA, Council has identified an agreed value for the construction of part of the new internal collector road (reference P57 under the PIP) as \$700,000.00, as detailed in the PIP. This amount will be offset against the infrastructure charges for the ROL and against future infrastructure charges issued under the POD. Therefore the applicant will recover this amount on a progressive basis, as future development occurs.

The total charge applicable to the ROL component of the development is:

Notice Number 001078

Redland Water:	\$5,880.00
Redland City Council:	\$22,120.00
Combined charge:	\$28,000.00

This charge has been calculated as follows in accordance with Council’s [Adopted Infrastructure Charges Resolution \(No. 2.2\) September 2015](#):

Redland City Council

Residential Component	
((2 X 3 bedroom residential dwellings X \$28,000) X 0.79 (RCC Split))	\$44,240.00
Non-Residential Component	
Stormwater Infrastructure	
Demand Credit	
((1 X 3 bedroom residential dwelling X \$28,000) X 0.79 (RCC Split))	\$22,120.00
Total Council Charge: \$22,120.00	

Redland Water

Residential Component	
((2 X 3 bedroom residential dwellings X \$28,000) X 0.21 (RW Split))	\$11,760.00
Non-Residential Component	
Demand Credit	
((1 X 3 bedroom residential dwelling X \$28,000) X 0.21 (RW Split))	\$5,880.00
Total Redland Water Charge: \$5,880.00	

Offsets

The following offset applies under Chapter 8 Part 2 of the *Sustainable Planning Act 2009*, calculated in accordance with Redland City Council’s Adopted Infrastructure Charges Resolution:

- \$28,000.00 offset for the Reconfiguring a Lot component of the approval. Pursuant to the Infrastructure Agreement, the balance of works in accordance with PIP will be offset against future applications under the Preliminary Approval.

The total offset will be a maximum of \$700,000, which is in accordance with the PIP.

Refunds

There are no refunds that apply under Chapter 8 Part 2 of the *Sustainable Planning Act 2009*.

State Referral Agencies

- **State Assessment & Referral Agency (SARA)**

SARA provided a referral agency response dated 27/02/2015 in regards to a State controlled Road (Boundary Road). The Department indicated no objection to the proposed development subject to referral agency conditions in regards to access and roadworks. The Department's referral response, including conditions, will be attached to Council's Decision Notice.

Public Consultation

The proposed development is Impact assessable and required public notification. The application was publicly notified for 32 business days from 14 January 2015 to 27 February 2015. A notice of compliance for public notification was received on 09 March 2015.

Submissions

There were nine properly made submissions received during the notification period objecting to the proposal. Of these, 7 were made on behalf of other centres and 1 was from an adjoining resident. There were no submissions in support of the proposal. The matters raised within these submissions are outlined below:

1.	Issue – Out of Centre Development
	<ul style="list-style-type: none"> • Conflict with DEO 6 which sets out the network of centres. • Conflict with Strategic Framework in that the proposed Neighbourhood Centre is not identified within the Kinross Structure Plan Overlay. • The proposal contemplates a major centre which is in conflict with the planning scheme and will diminish the performance of the Cleveland and Victoria Point Centres.
	Applicant Response <ul style="list-style-type: none"> • The location of planned centres should be subject to change based on demographic growth, need and evidence. The proposed centre is justified based on population growth and trade area analysis identified in the economic impact assessment (EIA), and the commercial interest for the centre, as identifies in the marketing and leasing Assessment submitted with the application. • The proposal is for a preliminary approval to vary the effects of the planning scheme. The planning report submitted with the application provides sufficient justification (refer Sections 3,4 and 8), and the centre is well located with respect to private car and public transport, and serviced by an internal collector road. The site is more accessible to a much wider residential trade catchment than the proposed centre in the Kinross Structure Plan Overlay. • A 5,700m² local centre at Paradise Gardens and serving the immediate convenience and community needs of Thornlands, serves a different function to the 72,000m² of retail floor space at Victoria Point.
	Officer's Comment Refer to the 'Issues' section of the report.
2.	Issue – Development intent
	Inconsistent with the residential development intent for the site.
	Applicant Response The centre designated in the Kinross Structure Plan Overlay is suitable for a small local centre but not the type of centre identified as needed in the EIA.

	<p>Officer's Comment Refer to the 'Issues' section of the report.</p>
3.	<p>Issue – Need</p> <ul style="list-style-type: none"> • Need and site justification not adequate. • Need for a new centre not justified given existing and proposed (Kinross Structure Plan Overlay) centres. <p>Applicant Response <i>"The establishment of a neighbourhood centre anchored by a full-line Coles supermarket, large chemist and other café/restaurants, take-away food and convenience homewares specialty shops will fill an existing and growing need for additional neighbourhood level retail facilities in the Kinross Road Structure Plan Area and larger Thornlands area. It will meet the day-to-day convenience needs, as well as fulfil major food shopping needs, of trade area residents. It will also service a significant passing trade by virtue of its high profile location at the intersection of Boundary Road and Panorama Drive. The service station and tavern will serve a broader area as well as trade area residents, by virtue of the site's central location and accessibility. Continuing growth within the trade area will bring with it demand for appropriate neighbourhood level convenience shopping facilities to meet the needs of the trade area population. Evidence of community need and demand for the proposed neighbourhood centre includes the following:</i></p> <ul style="list-style-type: none"> • Significant future growth – <i>The total trade area population is forecast to increase by 3,504 people between 2014 and 2021, with most (66%) of this growth expected in the Primary trade area. Expenditure potential generated by trade area households is forecast to increase by \$43.4 million over this period. The provision of a neighbourhood centre in the Thornlands area will be needed to service existing and future populations.</i> • Choice and variety - <i>The introduction of a full-line Coles supermarket based centre will provide most trade area residents with access to a greater range and variety of convenience shopping options and promote competition in price and service.</i> • Convenience and accessibility – <i>the Paradise Gardens neighbourhood centre will occupy a highly visible and accessible site at the intersection of Boundary Road and Panorama Drive. It would be the closest major supermarket based centre for most residents in the trade area, and would reduce the travel times and distances they presently experience in accessing other centres of similar or larger size and function at Victoria Point, Cleveland and Alexandra Hills. The centre will also serve a significant passing trade market, as it is on the 'going home' side of Boundary Road and is also proximate to a major industry and health care employment precinct to its north. The Paradise Gardens centre facilities will also promote walkability for residents in the immediate area. (pp3-4 EIA)."</i> <p>Officer's Comment Refer to the 'Issues' section of the report.</p>
4.	<p>Issue – Access and Parking</p> <ul style="list-style-type: none"> • Access does not meet DTMR requirements and the internal collector road will become a "rat run". • There will be adverse traffic access and traffic impacts on the Boundary Road/Panorama Drive intersection. • Future residential parking not considered. <p>Applicant Response The collector road is unlikely to become a "rat run" as turning movements in and out of the proposed centre will inhibit fast through traffic. Traffic lights at the junction with panorama Drive will also deter though traffic. If rat running becomes a problems solutions may include traffic calming and shorter phase lights at Panorama Drive.</p> <p>Officer's Comment</p> <ul style="list-style-type: none"> • DSDIP have approved the access. Agree with the applicant's response regarding potential rat running. • The applicant's traffic report indicates that there will be no adverse impacts on the Boundary Road/Panorama Drive intersection, which is supported by DSDIP's conditions which do not require an intersection upgrade. The intersection onto Panorama Drive from the development site will be signalled to manage the impacts of additional traffic

	<p>from the development.</p> <ul style="list-style-type: none"> This application considers the effects of varying the planning scheme and the appropriateness of the use in this location. Residential parking will be considered in future applications made over the residential lot when detailed layout plans will be provided.
5.	<p>Issue – Scale</p> <ul style="list-style-type: none"> Retail tenancies exceed the 1000m² size specified in the Neighbourhood Centre Zone Code. The centre is excessive in scale.
	<p>Applicant Response No response provided</p>
	<p>Officer’s Comment Refer to the ‘Issues’ section of the report.</p>
6.	<p>Issue – Character</p> <p>The proposal will alter the rural residential character of the area and will encourage commercial strip development.</p>
	<p>Applicant Response</p> <p>Development proposed within the Kinross Structure Plan Area will inevitably alter the existing rural-residential character of the area. The centre has been designed to be compact and will not result in commercial ribbon development along Boundary Road or Panorama Drive.</p>
	<p>Officer’s Comment</p> <p>Agree with the applicant’s response. Additionally, the two arterial roads will provide a buffer to the rural residential properties to the south of Boundary Road, and to the east of Panorama Drive.</p>
7.	<p>Issue – Hydrology/Stormwater Management</p> <ul style="list-style-type: none"> Hydrology analysis inadequate. Overland flow not considered. Assumptions overstated.
	<p>Applicant Response</p> <ul style="list-style-type: none"> The design will ensure flow rates exceeding the capacity of the minor drainage system will be conveyed as overland flow in the major drainage system. The proposed detention basin is capable of maintaining the pre-development peak flow rates from the site. Therefore, there will be no adverse impacts for downstream properties, and flows will be maintained at pre-development rates. As upstream properties develop they will have to ensure pre-development flow rates to downstream properties.
	<p>Officer’s Comment Agree with the applicant’s response.</p>
8.	<p>Issue – Amenity</p> <p>Construction noise and dust.</p>
	<p>Applicant Response No response provided.</p>
	<p>Officer’s Comment</p> <p>There will be limited construction associated with the current application, being the internal collector road and associated earthworks, and stormwater management. Conditions will ensure compliance with the Erosion Prevention and Sediment Control Code.</p>
9.	<p>Issue – Timing</p> <p>There is insufficient information on the development timeframe, residential components and residential parking.</p>
	<p>Applicant Response</p> <p>Centre development opening is planned for 2017, subject to Council approvals. Residential development is subject to further Council approvals, which will also consider residential parking elements.</p>
	<p>Officer’s Comment Refer applicant’s response.</p>
10.	<p>Issue – Erosion and Sediment Control</p> <p>There is no erosion and sediment control plan.</p>
	<p>Applicant Response This matter is addressed at operational works stage.</p>

	<p>Officer's Comment As per the applicant's response.</p>
11.	<p>Issue – Environmental</p> <ul style="list-style-type: none"> The location of the sewer line along the northern boundary will result in the loss of mature vegetation. The dam provides water for wildlife and should be retained.
	<p>Applicant Response</p> <ul style="list-style-type: none"> Any sewer rising main should be located to the southern side of the buffer to ensure preservation of significant trees. The dam is a potential liability with trees growing in the dam wall, which raises safety concerns for future residents downstream.
	<p>Officer's Comment Sewer infrastructure design will form part of subsequent applications. The preference is for a gravity system, however a sewer pump station could be incorporated into the open space area if required. Redland Water has advised that there is sufficient capacity in the existing network without a need for upgrades.</p>
12.	<p>Issue – Property Values</p>
	<p>Applicant Response The impacts are perceived to be minor given the relocation of the collector road and intersection with Panorama Drive further south.</p>
	<p>Officer's Comment Property values are not a planning consideration.</p>

STRATEGIC IMPLICATIONS

Legislative Requirements

In accordance with the Sustainable Planning Act, the impact assessable application has been assessed against the Redlands Planning Scheme V6.2 and other relevant legislation.

Risk Management

Standard development application risks apply. In accordance with the *Sustainable Planning Act 2009* the applicant may appeal to the Planning and Environment Court against a condition of approval or against a decision to refuse. A submitter also has appeal rights.

Financial

Given the number of submissions objecting to the proposed development, there is potential that an appeal will be lodged and subsequent legal costs may apply, whether the development is approved or refused.

People

Not applicable. There are no implications for staff.

Environmental

Environmental implications are detailed within the assessment in the "issues" section of this report.

Social

On the basis of the documentation provided, no adverse social impacts are identified.

Alignment with Council's Policy and Plans

As discussed, the development is considered to conflict with the planning scheme. However, it is considered that there are sufficient grounds to justify the conflict.

CONSULTATION

The Planning Assessment Team has consulted with other assessment teams where appropriate. A copy of the original proposal was provided to the Divisional Councillor.

Conclusion

The development application has been assessed against the Redlands Planning Scheme and relevant State planning instruments. The assessment manager considers that this decision conflicts with the Redlands Planning Scheme. It is considered that there are sufficient grounds to justify the approval of the application, despite the conflict. These grounds are listed below:

- It has been demonstrated that the centres hierarchy identified in DEO6 in the Redlands Planning Scheme has not been suitably updated to account for the Kinross Road Structure Plan (KRSP) Area being incorporated into the planning scheme. This has resulted in an emerging demand for commercial development in this location to serve the surrounding population;
- Population growth within the KRSP area and surrounds is such that the identified Local Centre on Kinross Road will not be adequate in size to serve the neighbourhood catchment;
- The subject site represents a superior location for a neighbourhood centre, and expansion of the identified local centre would have unacceptable impacts upon traffic on Kinross Road and its intersection with Boundary Road;
- An economic impact and needs assessment conducted by the applicant and peer reviewed by a third party has identified that the Primary Trade Area identified in the report has a sufficient population to support a supermarket-based shopping centre in the KRSP area; and
- The proposal is considered to better achieve Desired Environmental Outcomes 3 and 4 in the planning scheme, by locating a suitably sized centre close to the residential population it serves.

OPTIONS

Option One

That Council resolves to:

1. Issue a Preliminary Approval under s242 of the *Sustainable Planning Act 2009* for a Material Change of Use for Mixed Use Development, subject to conditions;
2. Issue a Development Permit for a Reconfiguring a Lot (1 into 2 Lots) subject to conditions; and
3. Delegate the responsibility to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* for signing of the Infrastructure Agreement.

Option Two

Issue a Preliminary Approval under s.242 of the *Sustainable Planning Act 2009* for a Material Change of Use for Mixed Use Development, subject to conditions;

Option Three

Approve the application, without conditions or subject to different or amended conditions.

Option Four

Refuse the application (grounds of refusal would need to be established).

OFFICER'S RECOMMENDATION

That Council resolves to:

1. Issue a Preliminary Approval under s.242 of the *Sustainable Planning Act 2009* for a Material Change of Use for Mixed Use Development, subject to conditions;
2. Issue a Development Permit for a Reconfiguring a Lot (1 into 2 Lots) subject to conditions; and
3. Delegate authority to the Chief Executive officer under s.257(1)(b) of the *Local Government Act 2009* for signing of the Infrastructure Agreement.

CONDITIONS FOR DEVELOPMENT PERMIT (RECONFIGURING A LOT)

ASSESSMENT MANAGER CONDITIONS		TIMING									
1. Comply with all conditions of this approval, at no cost to Council, at the timing periods specified in the right-hand column. Where the column indicates that the condition is an ongoing condition, that condition must be complied with for the life of the development.											
Approved Plans and Documents											
2. Undertake the development in accordance with the approved plans and documents referred to in Table 1, subject to the conditions of this approval and any notations by Council on the plans.		Prior to Council approval of the Survey Plan.									
<table border="1"> <thead> <tr> <th>Plan/Document Title</th> <th>Reference Number</th> <th>Prepared By</th> <th>Plan/Doc. Date</th> </tr> </thead> <tbody> <tr> <td>Subdivision Proposal Plan</td> <td>P0266-P1</td> <td>AJS Surveys</td> <td>24/07/2014</td> </tr> </tbody> </table>		Plan/Document Title	Reference Number	Prepared By	Plan/Doc. Date	Subdivision Proposal Plan	P0266-P1	AJS Surveys	24/07/2014		
Plan/Document Title	Reference Number	Prepared By	Plan/Doc. Date								
Subdivision Proposal Plan	P0266-P1	AJS Surveys	24/07/2014								
3. Submit to Council a Survey Plan for Compliance Certificate approval, in accordance with the approved plans, following compliance with all relevant conditions and requirements of this approval.		Prior to expiry of the relevant period for the approved development.									
Split Valuation											
4. Pay a contribution to Council for the purposes of paying the State Government Split Valuation Fees. The current value of the contribution is \$34.10 per allotment (2015/2016 Financial Year). The amount of contribution must be paid at the rate applicable at the time of payment. A Split Valuation Fee is required for each allotment contained on the Plan(s) of Survey, including balance lots.		Prior to Council approval of the Survey Plan.									
Land Dedication and Design											
5. Dedicate land to the State (DNRM) with Council as trust as shown on the approved plan, for the following purposes: <ol style="list-style-type: none"> a) Road. 		Prior to Council approval of the Survey Plan.									

<u>Survey Control Information</u>		
6.	Submit Survey Plan(s) that include connections to at least two separate corners from two RCC control marks with a valid Department of Natural Resources and Mines Order or RCC Accuracy. These must be shown on the face of the Survey Plan(s) within the Reference Mark or Permanent Survey Mark tables. List the mark number and coordinate in the cover letter.	As part of the request for compliance assessment of the Survey Plan.
7.	Survey and present all asset infrastructure in accordance with the Redlands Planning Scheme Part 11 Policy 9 – Infrastructure Works. The horizontal datum for all work must be Redland City Council Coordinates (RCC) and the vertical datum must be Australian Height Datum (AHD).	As part of the request for compliance assessment of the Survey Plan.
8.	Supply a Permanent Survey Mark (PSM) Sketch with the Survey Plan for any new PSMs placed. Include the following on the PSM Sketch: <ul style="list-style-type: none"> • the mark’s AHD Reduced Level; • the datum origin mark number; and • the datum RL adopted. Comply with the requirements of the <i>Survey and Mapping Infrastructure Act 2003</i> .	As part of the request for compliance assessment of the Survey Plan.

CONDITIONS FOR PRELIMINARY APPROVAL (MATERIAL CHANGE OF USE)

<u>ASSESSMENT MANAGER CONDITIONS</u>	<u>TIMING</u>
1. Comply with all conditions of this approval, at no cost to Council, at the timing periods specified in the right-hand column. Where the column indicates that the condition is an ongoing condition, that condition must be complied with for the life of the development.	
<u>Approved Plans and Documents</u>	
2. Assess all development, for the purposes of this Preliminary Approval pursuant to Section 242 of the <i>Sustainable Planning Act 2009</i> , in accordance with the approved plans and documents in Table 1. <i>Advice: The Plan of Development includes variations to the Redlands Planning Scheme, including to the Tables of Assessment that identify levels of assessment for certain uses and development types.</i>	Ongoing.

Plan/Document Title	Reference Number	Prepared By	Plan/Doc. Date
Paradise Gardens Preliminary Approval Documentation and Plan of Development (subject to revisions required by other conditions of the approval)	Paradise Gardens, Thornlands – Revised POD 26/06/2015	Urban Systems	26/06/2015

Table 1: Approved Plans and Documents

3.	Comply with the executed Infrastructure Agreement over the site.	Ongoing.
4.	This preliminary approval does not vary any of the spatial mapping for the overlays identified in the Redlands Planning Scheme.	Ongoing.

<p>5. Provide a revised Plan of Development outlining the following changes:</p> <p>a) Probable Solution P1.10 (3) is to be revised to read:</p> <p>“(3) Buildings or structures in the Precinct do not exceed 14 metres above ground level (two storey equivalent) except for a central visual feature.”</p>	<p>As part of the first development application for a development permit.</p>
<p><u>Access and Roadworks</u></p>	
<p>9. Design new traffic light signals as part of the proposed access arrangement at the intersection of the ‘Proposed New Road A’ as marked on a Precinct Plan 13065.01/F and Panorama Drive.</p>	<p>As part any future development application.</p>
<p>10. Design a 2.5m wide shared use footpath works along the entire Boundary and Panorama Road frontage of the development in accordance with the requirements of the Redlands Planning Scheme – Infrastructure Works Code.</p>	<p>As part any future development application.</p>
<p><u>Environmental Management</u></p>	
<p>11. Provide either offset planting or offset payment for koala habitat trees to be removed as indicated in the BAAM Report 0362-001 Draft C dated 22/04/2014. Any removal will need to be accounted for as an offset or replanted in accordance with the South East Queensland Koala Conservation State Planning Regulatory Provision (Table 6, Column 2 Item 2), provide either offset planting (at a ratio of 3 new trees for every one tree removed) or offset payment in accordance with the Environmental Offsets Act 2014 online calculator at:</p> <p>https://environment.ehp.qld.gov.au/offsets-calculator</p> <p>The calculator requires the relevant residual impact/offset area in hectares. In accordance with Section 4.3.10 of the Queensland Environmental Offsets Policy Version 1.1, the offset area is based on an average tree density of 250 trees per hectare.</p>	<p>As part of the first development application for a development permit.</p>
<p>12. Ensure that any offset planting is carried out within the area identified as Private Open Space on the Structure Plan within the approved Plan of Development. These offset plantings must be at least 10 metres away from structures on the site and on adjoining neighbouring properties and at least 3 metres from site boundaries.</p>	<p>Ongoing.</p>
<p><u>Prescribed Period</u></p>	
<p>13. The prescribed period for this Preliminary Approval is ten (10) years, starting the day the Preliminary Approval takes effect.</p> <p>Advice: Pursuant to Section 343 of the Sustainable Planning Act 2009.</p>	<p>N/A</p>

ADDITIONAL APPROVALS

This preliminary approval does not authorise development to occur.

The following further Development Permits and/or Compliance Permits are necessary to allow the development to be carried out.

- Any development listed as assessable development in the Tables of Assessment in the Plan of Development or Redlands Planning Scheme (where not varied by the Plan of Development).

REFERRAL AGENCY CONDITIONS

- Queensland Department of State Development, Infrastructure and Planning (DSDIP)
Refer to the attached correspondence from the DTMR dated 27/02/2015 (DSDIP reference SDA-0914-014631).

ASSESSMENT MANAGER ADVICE

- **Live Connections**
Redland Water is responsible for all live water and wastewater connections. Contact *must* be made with Redland Water to arrange live works associated with the development.

Further information can be obtained from Redland Water on 1300 015 561.

- **Coastal Processes and Sea Level Rise**
Please be aware that development approvals issued by Redland City Council are based upon current lawful planning provisions which do not necessarily respond immediately to new and developing information on coastal processes and sea level rise. Independent advice about this issue should be sought.

- **Hours of Construction**
Please be aware that you are required to comply with the *Environmental Protection Act* in regards to noise standards and hours of construction.

- **Survey and As-constructed Information**
Upon request, the following information can be supplied by Council to assist survey and engineering consultants to meet the survey requirements:

- a) A map detailing coordinated and/or levelled PSMs adjacent to the site.
- b) A listing of Council (RCC) coordinates for some adjacent coordinated PSMs.
- c) An extract from Department of Natural Resources and Mines SCDM database for each PSM.
- d) Permanent Survey Mark sketch plan copies.

This information can be supplied without charge once Council received a signed declaration from the consultant agreeing to Council's terms and conditions in relation to the use of the supplied information.

Where specific areas within a lot are being set aside for a special purpose, such as building sites or environmental areas, these areas should be defined by covenants. Covenants are registered against the title as per Division 4A of the *Land Title Act 1994*.

- **Services Installation**
It is recommended that where the installation of services and infrastructure will impact on the location of existing vegetation identified for retention, an experienced and qualified arborist that is a member of the Australian Arborist Association or equivalent association, be commissioned to provide impact reports and on site supervision for these works.

- **Fire Ants**
Areas within Redland City have been identified as having an infestation of the Red Imported Fire Ant (RIFA). It is recommended that you seek advice from the Department of Agriculture, Fisheries and Forestry (DAFF) RIFA Movement Controls in regards to the movement of extracted or waste soil, retaining soil, turf, pot plants, plant material, baled hay/straw, mulch or green waste/fuel into, within and/or out of the City from a property inside a restricted area. Further information can be obtained from the DAFF website www.daff.qld.gov.au

- **Cultural Heritage**
Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during the course or construction or operation of the development, the *Aboriginal and Cultural Heritage Act 2003* requires all activities to cease. For indigenous cultural heritage, contact the Department of Environment and Heritage
-

Protection.

- **Fauna Protection**

It is recommended an accurate inspection of all potential wildlife habitats be undertaken prior to removal of any vegetation on site. Wildlife habitat includes trees (canopies and lower trunk) whether living or dead, other living vegetation, piles of discarded vegetation, boulders, disturbed ground surfaces, etc. It is recommended that you seek advice from the Queensland Parks and Wildlife Service if evidence of wildlife is found.

- **Environment Protection and Biodiversity Conservation Act**

Under the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act* (the EPBC Act), a person must not take an action that is likely to have a significant impact on a matter of national environmental significance without Commonwealth approval. Please be aware that the listing of the Koala as vulnerable under this Act may affect your proposal. Penalties for taking such an action without approval are significant. If you think your proposal may have a significant impact on a matter of national environmental significance, or if you are unsure, please contact Environment Australia on 1800 803 772. Further information is available from Environment Australia's website at www.ea.gov.au/epbc

Please note that Commonwealth approval under the EPBC Act is independent of, and will not affect, your application to Council.

PARADISE GARDENS PRELIMINARY APPROVAL DOCUMENTATION AND PLAN OF DEVELOPMENT

The following is a revision of the Plan of Development made in response to the Redland City Council Information Request dated October 27, 2014 and a Minor Change Request of June 29, 2015.¹

1. APPLICATION

This Preliminary Approval and Plan of Development apply to Lot 3 SP 117065 known as 128 Boundary Road, Thornlands.

2. PRELIMINARY

The Paradise Gardens Plan of Development (POD) is the Preliminary Approval for the development under s242 of the *Sustainable Planning Act 2009 (SPA 2009)* which varies the effect of the *Redland Planning Scheme v6.2 (RPS v6.2)* on the above land and substitutes different provisions on the land for the life of the approval or until the approved development is completed.

Where conflict occurs between the provisions of the Paradise Gardens POD and the Redlands Planning Scheme, the Paradise Gardens POD prevails. Subsequent applications for assessable development for Paradise Gardens are assessed in accordance with this POD and the Redland Planning Scheme v6.2.

The Paradise Gardens POD provides for the future and ongoing development of the land:

- a) in accordance with the Precinct Plan in **Figure 1**;
- b) in accordance with the variations to provisions of the Kinross Road Structure plan Overlay of the Redland Planning Scheme v6.2 contained in **Section 5**; and
- c) in general accordance with the Structure Plan shown in **Figure 2**.

3. GENERAL PURPOSE

The general purpose of the Preliminary Approval is to:

- a) provide for a neighbourhood centre to serve the southern Thornlands and Kinross Road areas, at the corner of Boundary Road and Panorama Drive;
- b) provide for medium density and urban residential housing in a different configuration to that envisaged in the Kinross Road Structure Plan Overlay; and
- c) provide a multi-purpose greenspace area in the northwest of the site as generally envisaged in the Kinross Road Structure Plan Overlay.

4. PRECINCTS

The following Precincts apply to the site as shown in Figure 1:

- Neighbourhood Centre Precinct
- Precinct 3 Medium Density Residential Housing – 3b Boundary Road and Panorama Drive
- Precinct 4 Urban Residential Housing – 4b Panorama Drive
- Precinct 7 Greenspace Precinct – 7e Eastern Wetlands Corridor (Sub-precincts A and B).

¹ Minor Change Request changes are in red and underlined.

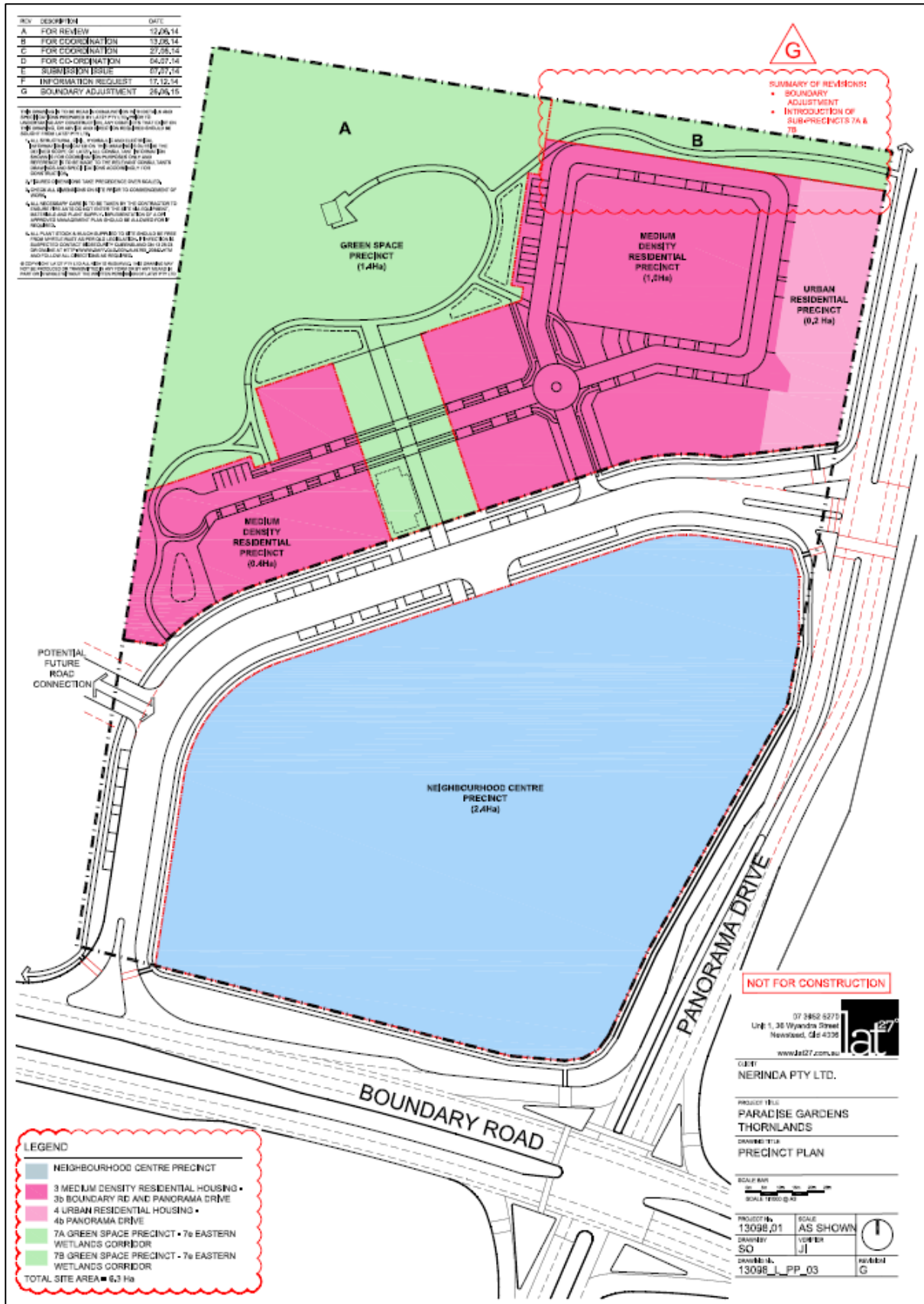


FIGURE 1 – PARADISE GARDENS PRECINCT PLAN (26-6-15)

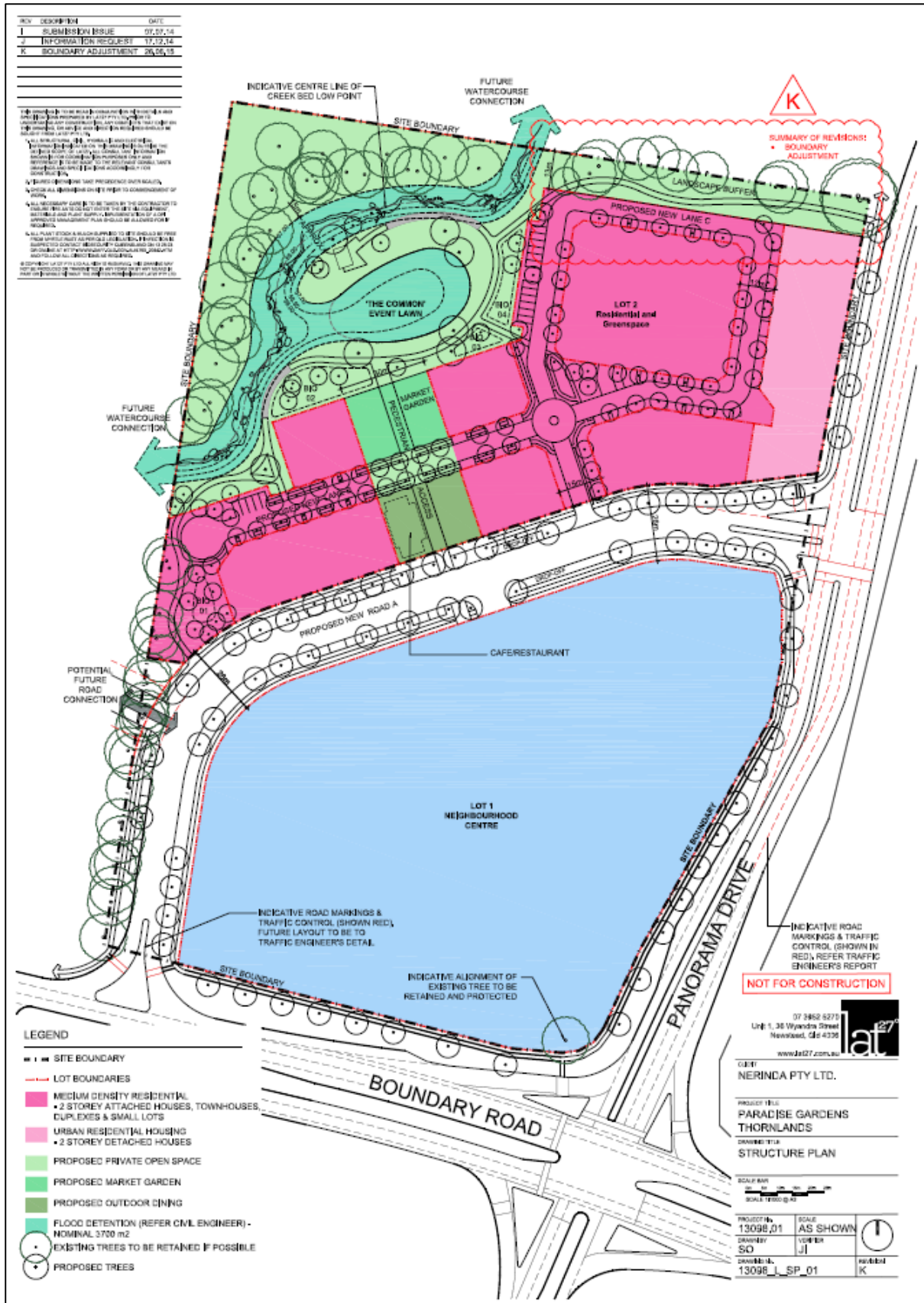


FIGURE 2 – PARADISE GARDENS STRUCTURE PLAN (26-6-15)

5.0 VARIATIONS TO THE PROVISIONS OF THE KINROSS ROAD STRUCTURE PLAN OVERLAY (PART 5, DIVISION 15 OF THE REDLAND PLANNING SCHEME V6.2)

5.1 Table of assessment for material change of use of premises

The Kinross Road Structure Plan Overlay – Table of Assessment for material change of use (Table 5.15.5) is varied in the following way. Variations are shown in red for ease of identification.

5.15.5 Kinross Road Structure Plan Area Overlay – Table of Assessment for Material Change of Use of Premises

Kinross Road Structure Plan Area Overlay – Table of Assessment for Material Change of Use of Premises

To identify the land use precincts referenced in this table, reference must be made to Map 1 – Kinross Road Structure Plan Area – Land Use Precincts in Section 5.15.9 of the Kinross Road Structure Plan Area Overlay Code and the Precinct Plan for Lot 3 SP 117065 as shown in Figure 1.

Column 1	Column 2	Column 3
Use	Level of Assessment	Assessment Criteria
Aged Persons and Special Need Housing	<p><u>Code Assessable</u></p> <p>If –</p> <p>(1) In Precinct 3b;</p> <p>(2) the building height does not exceed that detailed in Table 2 – Maximum Overall Building Height of the Medium Density Residential Zone Code; or</p> <p>(3) In Precinct 4;</p> <p>(4) the building height is –</p> <p>(a) 8.5 metres or less above ground level;</p> <p>(b) 2 storey or less</p> <p>Otherwise –</p> <p><u>Impact Assessable</u></p>	<ul style="list-style-type: none"> • Kinross Road Structure Plan Overlay Code • Applicable Zone Code • Aged Persons and Special Needs Housing Code • Access and Parking Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Apartment Building	<p><u>Code Assessable</u></p> <p>If –</p> <p>(1) In Precinct 1;</p> <p>(2) the use is undertaken as part of a mixed use development;</p> <p>(3) Building height does not exceed 14m in height above ground level</p>	<ul style="list-style-type: none"> • Kinross Road Structure Plan Overlay Code • Local Centre Zone Code • Apartment Building Code • Access and Parking Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code

	<p>Otherwise – <u>Impact Assessable</u></p>	
Bed and Breakfast	<p><u>Self-Assessable</u> If – (1) Complying with the assessment criteria being the acceptable solutions listed in column 3; (2) In – (a) Precinct 3; or (b) Precinct 5;</p> <p><u>Code Assessable</u> If – (1) Not self-assessable; (2) In – (a) Precinct 1; or (b) Precinct 3; or (c) Precinct 4; or (d) Precinct 5; or (e) Precinct 6a</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> • Acceptable Solutions in section 6.5.4 of the Bed and Breakfast Code • Applicable Zone Code • Bed and Breakfast Code • Infrastructure Works Code • Landscape Code
Caretakers Dwelling	<p><u>Code Assessable</u> If- (1) In – (a) Precinct 1; or (b) Precinct 3; or (c) Precinct 4</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> • Kinross Road Structure Plan Overlay Code • Applicable Zone Code • Caretakers Dwelling Code • Centre Design Code if in Precinct 1
Child Care Centre	<p><u>Code Assessable</u> If – (1) In – (a) Precinct 1; or (b) Precinct 2; or (c) The Neighbourhood Centre Precinct on Lot 3 SP 117065; or (d) Precinct 3b Medium Density Residential Housing on Lot 3 SP 117065</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> • Kinross Road Structure Plan Overlay Code • Applicable Zone Code • Child Care Centre Code • Access and Parking Code • Centre Design Code if in Precinct 1 or the Neighbourhood Centre Precinct on Lot 3 SP 117065 • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code

<p>Commercial Office</p>	<p><u>Self-Assessable</u> If – (1) Complying with the assessment criteria being the acceptable solutions listed in column 3; (2) In Precinct 1; or (3) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</p> <p><u>Code Assessable</u> If – (1) Not Self-assessable; (2) In Precinct 1 and is 200m² or less gross floor area; or (3) 200m² or less gross floor area (3) In the Neighbourhood Centre Precinct on Lot 3 SP 117065.</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> • Acceptable Solutions in Section 8.2.4 of the Centre Activity Code • Kinross Road Structure Plan Overlay Code • Local Centre Zone Code for Precinct 1 • Access and Parking Code • Centre Design Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code Stormwater Management Code
<p>Community Facility</p>	<p><u>Code Assessable</u> If – (1) In – (a) Precinct 1; or (b) Precinct 2; or (c) The Neighbourhood Centre Precinct on Lot 3 SP 117065</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> • Kinross Road Structure Plan Overlay Code • Applicable Zone Code • Access and Parking Code • Centre Design Code if in Precinct 1 • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
<p>Display Dwelling</p>	<p><u>Code Assessable</u> If – (1) In – (a) Precinct 3; or (b) Precinct 4; or (c) Precinct 5; or (d) Precinct 6 where included in the Environmental Protection Zone</p>	<ul style="list-style-type: none"> • Applicable Zone Code • Display Dwelling Code

	<p>Otherwise – <u>Impact Assessable</u></p>	
<p>Drive Through Restaurant</p>	<p><u>Code Assessable</u></p> <p>If –</p> <p>(1) In –</p> <p>(a) The Neighbourhood Centre Precinct on Lot 3 SP 117065</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> • Drive Through Restaurant Code • Access and Parking Code • Centre Design Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
<p>Dual Occupancy</p>	<p><u>Code Assessable</u></p> <p>If –</p> <p>(1) In Precinct 3;</p> <p>(2) The use is located on a premises that –</p> <p>(a) is 700m² or more in area;</p> <p>(b) has a frontage of 20 metres or more;</p> <p>(3) The building height is – 8.5 metres or less above ground level;</p> <p>2 storey or less;</p> <p>(4) The use does not involve built to boundary wall that –</p> <p>(a) are greater than 7 metres in total length;</p> <p>(b) are greater than 3 metres in height; have windows or doors; or</p> <p>(5) In Precinct 4;</p> <p>(6) The use is located on a premises that –</p> <p>(a) is 800m² or more in area;</p> <p>(b) has a frontage of 20 metres or more;</p> <p>(7) The building height is –</p> <p>(a) 8.5 metres or less above ground level;</p> <p>(b) 2 storey or less;</p> <p>(8) The use does not involve built to boundary wall that –</p> <p>(a) are greater than 7 metres in total length;</p> <p>(b) are greater than 3 metres in height;</p> <p>(c) have windows or doors.</p>	<ul style="list-style-type: none"> • Kinross Road Structure Plan Overlay Code • Applicable Zone Code • Dual Occupancy Code • Domestic Driveway Crossover Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code

	<p>Otherwise – <u>Impact Assessable</u></p>	
<p>Dwelling House</p>	<p><u>Self-Assessable</u> If –</p> <p>(1) Complying with the assessment criteria being the Acceptable Solutions listed in column 3;</p> <p>(2) In –</p> <p>(a) Precinct 3; or</p> <p>(b) Precincts 4; or</p> <p>(c) Precinct 5</p> <p>Note – Non-compliance with the acceptable solutions for self-assessable development in relation to setbacks, site cover and built to boundary walls, or nominated “Alternative Provisions” identified in the Dwelling House Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 6.11.2 of the Dwelling House Code.</p> <p><u>Code Assessable</u> If-</p> <p>(1) Not self-assessable;</p> <p>(2) In –</p> <p>(a) Precinct 3; or</p> <p>(b) Precinct 4;</p> <p>(3) The building height is -</p> <p>(a) 8.5 metres or less above ground level;</p> <p>(b) 2 storey or less;</p> <p>(4) The use does not involve built to boundary walls that –</p> <p>(a) are greater than 7 metres in total length;</p> <p>(b) are greater than 3 metres in height;</p> <p>(c) have windows or doors; or</p> <p>(5) Not self-assessable;</p> <p>(6) In –</p> <p>(a) Precinct 5; or</p> <p>(b) Precinct 6;</p> <p>(7) The building height is</p>	<ul style="list-style-type: none"> • Acceptable Solutions in section 6.11.5 of the Dwelling House Code • Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code • Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code • Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code <ul style="list-style-type: none"> • Applicable Zone Code • Dwelling House Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code

	<p>(a) 8.5 metres or less above ground level; (b) 2 storey or less; or (8) Not self-assessable; (9) In Precinct 6</p> <p>Otherwise – <u>Impact Assessable</u></p>	
Emergency Services	<p><u>Code Assessable</u> If – (1) In – (a) Precinct 1; or (b) Precinct 7; or (c) The Neighbourhood Centre Precinct on Lot 3 SP 117065</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> • Kinross Road Structure Plan Overlay Code • Applicable Zone Code • Access and Parking Code • Centre Design Code if in Precinct 1 • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Estate Sales Office	<p><u>Self-Assessable</u> If – (1) Complying with the assessment criteria being the Acceptable Solutions listed in column 3; (2) In – (a) Precinct 3; or (b) Precinct 4; or (c) Precinct 5</p> <p><u>Code Assessable</u> If – (1) Not self-assessable; (2) In – (a) Precinct 3; or (b) Precinct 4; or (c) Precinct 5</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> • Acceptable Solutions in section 6.12.4 of the Estate Sales Office Code • Kinross Road Structure Plan Overlay Code • Applicable Zone Code • Estate Sales Office Code • Access and Parking Code
Health Care Centre	<p><u>Self-Assessable</u> If – (1) Complying with the assessment criteria being the Acceptable Solutions listed in column 3; (2) In Precinct 1; or</p>	<ul style="list-style-type: none"> • Acceptable Solutions in section 8.2.4 of the Centre Activity Code

	<p><i>(3) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</i></p> <p><u>Code Assessable</u> If – <i>(1) Not self-assessable;</i> <i>(2) In –</i> <i>(a) Precinct 1; or</i> <i>(b) Precinct 2; or</i> <i>(c) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</i></p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> • Kinross Road Structure Plan Overlay Code • Applicable Zone Code • Access and Parking Code • Centre Design Code if in Precinct 1 <i>or in the Neighbourhood Centre Precinct on Lot 3 SP 117065</i> • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
<p><i>Hotel</i></p>	<p><u>Code Assessable</u> If – <i>(1) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</i> <i>(2) 850m² or less</i></p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> • <i>Access and Parking Code</i> • <i>Centre Design Code</i> • <i>Erosion Prevention and Sediment Control Code</i> • <i>Excavation and Fill Code</i> • <i>Infrastructure Works Code</i> • <i>Landscape Code</i> • <i>Stormwater Management Code</i>
<p><i>Home Business</i></p>	<p><u>Self-Assessable</u> If – <i>(1) Complying with the assessment criteria being the Acceptable Solutions listed in column 3</i> <i>(2) In –</i> <i>(a) Precinct 1; or</i> <i>(b) Precinct 3; or</i> <i>(c) Precinct 4; or</i> <i>(d) Precinct 5; or</i> <i>(e) Precinct 6;</i></p> <p><u>Code Assessable</u> If – <i>(1) Not self-assessable</i> <i>(2) In –</i> <i>(a) Precinct 1; or</i> <i>(b) Precinct 3; or</i> <i>(c) Precinct 4; or</i></p>	<ul style="list-style-type: none"> • <i>Acceptable Solutions in section 6.15.4 of the Home Business Code</i> • <i>Applicable Zone Code</i> • <i>Home Business Code</i> • <i>Access and Parking Code</i>

	<p>(d) Precinct 5; or (e) Precinct 6</p> <p>Otherwise – <u>Impact Assessable</u></p>	<p>And where being carried out in a Domestic Outbuilding within the Local Centre Zone –</p> <ul style="list-style-type: none"> • Domestic Outbuilding Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code
Indoor Recreation Facility	<p><u>Code Assessable</u> If –</p> <p>(1) In Precinct 2; (2) Being undertaken by the local government; (3) On land in the ownership or control of the local government</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> • Kinross Road Structure Plan Overlay Code • Community Purposes Zone Code • Access and Parking Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Minor Utility	<u>Exempt</u>	
Mobile Home Park	<p><u>Code Assessable</u> If in Precinct 3</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> • Kinross Road Structure Plan Overlay Code • Medium Density Residential Zone Code • Mobile Home Park Code • Access and Parking Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Multiple Dwelling	<p><u>Code Assessable</u> If –</p> <p>(1) In Precinct 1; (2) The use is undertaken as part of a mixed use development; (3) Building Height does not exceed three storeys 14m above ground level; or (4) In Precinct 3; (5) The use is located on a</p>	<ul style="list-style-type: none"> • Kinross Road Structure Plan Overlay Code • Applicable Zone Code • Multiple Dwelling House Code • Access and Parking Code • Centre Design Code if in Precinct 1 • Erosion Prevention and Sediment Control Code • Excavation and Fill Code

	<p>premises that –</p> <p>(a) is 800m² or more in area;</p> <p>(b) has a frontage of 20 metres or more;</p> <p>(6) The building height does not exceed that detailed in Table 2- Maximum Overall Building Height of the Medium Density Zone Code;</p> <p>or</p> <p>(7) In Precinct 4;</p> <p>(8) The building height is –</p> <p>(a) 8.5 metres or less above ground level;</p> <p>(b) 2 storey or less;</p> <p>(9) The premises is –</p> <p>(a) 1200m² or more in area;</p> <p>(b) has a frontage of 20 metres or more.</p> <p>Otherwise –</p> <p><u>Impact Assessable</u></p>	<ul style="list-style-type: none"> • Infrastructure Works Code • Landscape Code • Stormwater Management Code
<p>Outdoor Recreation Facility</p>	<p><u>Code Assessable</u></p> <p>If –</p> <p>(1) In –</p> <p>(a) Precinct 2; or</p> <p>(b) Precinct 7;</p> <p>(2) Being undertaken by the local government;</p> <p>(3) On land in the ownership or control of the local government</p> <p>Otherwise –</p> <p><u>Impact Assessable</u></p>	<ul style="list-style-type: none"> • Kinross Road Structure Plan Overlay Code • Applicable Zone Code • Access and Parking Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
<p>Park</p>	<p><u>Self Assessable</u></p> <p>If –</p> <p>(1) Being undertaken by the local government;</p> <p>(2) On land in the ownership or control of the local government;</p> <p>(3) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u></p> <p>If not self-assessable</p>	<ul style="list-style-type: none"> • Acceptable Solutions in section 6.20.4 of the Park Code • Kinross Road Structure Plan Overlay Code • Applicable Zone Code • Park Code • Access and Parking Code • Infrastructure Works Code

		<ul style="list-style-type: none"> • Landscape Code • Stormwater Management Code
Place of Worship	<p><u>Code Assessable</u> If in Precinct 2</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> • Kinross Road Structure Plan Overlay Code • Community Purposes Zone Code • Access and Parking Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Refreshment Establishment	<p><u>Self-Assessable</u> If –</p> <p>(1) Complying with the assessment criteria being the acceptable solutions listed in column 3; (2) 100m² or less gross floor area and in Precinct 1; or (3) In Precinct 1 (3) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</p> <p><u>Code Assessable</u> If –</p> <p>(1) Not self-assessable; (2) In Precinct 1 and 100m² or less in gross floor area; or (3) 100m² or less gross floor area (3) In Precinct 7(e) <u>Sub-precinct A</u> and 200m² or less in gross floor area; or (4) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> • Acceptable solutions in section 8.2.4 of the Centre Activity Code • Kinross Road Structure Plan Overlay Code • Applicable Zone Code • Access and Parking Code • Centre Design Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Road	<u>Exempt</u>	
Roadside Stall	<p><u>Code Assessable</u> If in Precinct 6a</p>	<ul style="list-style-type: none"> • Applicable Zone Code • Roadside Stall Code • Access and Parking Code • Infrastructure Works Code

	<p>Otherwise – <u>Impact Assessable</u></p>	
<p>Service Industry</p>	<p><u>Self-Assessable</u> If – (1) Complying with the assessment criteria being the acceptable solutions listed in column 3; (2) In Precinct 1; or (3) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</p> <p><u>Code Assessable</u> If – (1) Not self-assessable; (2) In Precinct 1; (3) 100m² or less gross floor area; or (4) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> • Acceptable Solution in section 8.2.4 of the Centre Activity Code • Kinross Road Structure Plan Overlay Code • Local Centre Zone Code • Access and Parking Code • Centre Design Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
<p>Service Station</p>	<p><u>Code Assessable</u> If – (1) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> • Acceptable Solutions in Section 6.24.4 of the Service Station Code • Access and Parking Code • Centre Design Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
<p>Shop</p>	<p><u>Self-Assessable</u> If – (1) Complying with the assessment criteria being the acceptable solutions listed in column 3; (2) In Precinct 1; or (3) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</p>	<ul style="list-style-type: none"> • Acceptable Solutions in section 8.2.4 of the Centre Activity Code

	<p><u>Code Assessable</u> If – (1) Not self-assessable; (2) In Precinct 1 and 500m² or less in gross floor area; or (3) 500m² or less gross floor area (3) In the Neighbourhood Centre Precinct on Lot 3 SP 117065 and 5,700m² or less gross floor area</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> • Kinross Road Structure Plan Overlay Code • Local Centre Zone Code • Access and Parking Code • Centre Design Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
<p>Telecommunications Facility</p>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3;</p> <p><u>Code Assessable</u> If – (1) Not self-assessable; (2) In – (a) Precinct 1; or (b) Precinct 2; or (c) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> • Acceptable Solutions in section 6.26.4 of the Telecommunications Facility Code • Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code • Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code <ul style="list-style-type: none"> • Kinross Road Structure Plan Overlay Code • Applicable Zone Code • Telecommunications Facility Code • Access and Parking Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code
<p>Temporary Use</p>	<p><u>Self-Assessable</u> If – (1) Complying with the assessment criteria being the acceptable solutions listed in column 3; (2) In -</p>	<ul style="list-style-type: none"> • Acceptable Solutions in section 6.27.4 of the Temporary Use Code

	<p>(a) Precinct 1; or (b) Precinct 2; or (c) Precinct 6; or (d) Precinct 7; or (e) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</p> <p><u>Code Assessable</u> If – (1) Not self-assessable; (2) In – (a) Precinct 1; or (b) Precinct 2; or (c) Precinct 6; or (d) Precinct 7; or (e) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> • Kinross Road Structure Plan Overlay Code • Applicable Zone Code • Temporary Use Code
<p>Utility Installation</p>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> • Kinross Road Structure Plan Overlay Code (except where required for electrical power distribution) • Applicable Zone Code • Access and Parking Code • Centre Design Code if in Precinct 1 • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Landscape Code • Stormwater Management Code
<p>Veterinary Surgery</p>	<p><u>Code Assessable</u> If in – (1) In Precinct 1; or (2) In Neighbourhood Centre Precinct on Lot 3 SP 117065</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> • Kinross Road Structure Plan Overlay Code • Local Centre Zone Code • Access and Parking Code • Centre Design Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
<p>Defined uses not in column 1</p>	<p><u>Impact Assessable</u></p>	

<p>Defined uses listed in column 1, other than a road, not included in one of the Land Use Precincts as shown on Map 1</p>	<p><u>Impact Assessable</u></p>	
<p>Defined uses listed in column 1 that do not comply with the level of assessment qualifications in column 2</p>	<p><u>Impact Assessable</u></p>	
<p>Uses not defined in Part 9 – Schedule 3 – Dictionary, Division 1 - Uses</p>	<p><u>Impact Assessable</u></p>	

THERE ARE NO FURTHER VARIATIONS TO THIS TABLE

- END -

5.2 Table of Assessment of Other Development

The Kinross Road Structure Plan Overlay – Table of Assessment of Other Development (Table 5.15.6) is varied in the following way. Variations are shown in red for ease of identification.

5.15.6 Kinross Road Structure Plan Area Overlay – Table of Assessment for Other Development not associated with a Material Change of Use of Premises

Kinross Road Structure Plan Area Overlay – Table of Assessment of Other Development

To identify the land use precincts referenced in this table, reference must be made to Map 1 – Kinross Road Structure Plan Area – Land Use Precincts in Section 5.15.9 of the Kinross Road Structure Plan Area Overlay Code and the Precinct Plan for Lot 3 SP 117065 as shown in Figure 1.

Column 1	Column 2	Column 3
Use	Level of Assessment	Assessment Criteria
Reconfiguration for -		
Creating lots by subdividing another lot by Standard Format Plan	<u>Code Assessable</u> If - (1) in Precinct 1; or (2) in Precinct 2; (a) being undertaken by the local government; (b) on land in the ownership and control of the local government; or (3) in Precinct 3; or (4) in Precinct 4; (a) the proposal contains 50 or less lots; or (b) lot frontage is 10 metres or greater except for irregular or internal lots ^{5.74} ; or (5) in Precinct 5; or (6) in Precinct 6; (a) not in Conservation Sub Area CN2; or (7) in Precinct 7; (a) being undertaken by the local government; or (8) in the Neighbourhood Centre Precinct Otherwise <u>Impact assessable</u>	<ul style="list-style-type: none"> • Kinross Road Structure Plan Overlay Code • Applicable Zone Code • Reconfiguration Code • Development Near Underground Infrastructure Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Creating lots by subdividing another lot by: <ul style="list-style-type: none"> • Building format plan; or 	<u>Code Assessable</u> If - (1) in Precinct 1; or (2) in Precinct 2; (a) being undertaken by the local government;	<ul style="list-style-type: none"> • Kinross Road Structure Plan Overlay Code • Applicable Zone Code • Reconfiguration Code

<ul style="list-style-type: none"> Volumetric Format Plan 	<p>(b) on land in the ownership and control of the local government; or (3) in Precinct 3; or (4) in Precinct 4; or (5) in Precinct 5; or (6) in Precinct 6; or (7) in Precinct 7; or (8) in Neighbourhood Centre Precinct</p> <p>Otherwise <u>Impact assessable</u></p>	
<ul style="list-style-type: none"> Rearranging the boundaries of a lot by registering a plan of subdivision; or Dividing land into parts by Agreement; or Creating an easement giving access to a lot from a constructed road 	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> Kinross Road Structure Plan Overlay Code Reconfiguration Code
Building Work for -		
<p>Communication Structures</p>	<p><u>Exempt</u> If minor building work.</p> <p><u>Self-Assessable</u> If - (1) not exempt; (2) complying with the assessment criteria being the acceptable solutions listed in column 3.</p> <p><u>Code Assessable</u> If not self-assessable.</p>	<ul style="list-style-type: none"> Acceptable Solutions in Section 7.2.4 of the Communications Structure Code Communications Structures Code
<p>Domestic Outbuilding</p>	<p><u>Exempt</u> If - (1) minor building work (2) in - (a) Precinct 1; or (b) Precinct 3; or (c) Precinct 4; or (d) Precinct 5; or (e) Precinct 6.</p> <p><u>Self-Assessable</u> If -</p>	

	<p>(1) not exempt; (2) complying with the assessment criteria being the acceptable solutions listed in column 3; (3) not in - (a) Precinct 2; or (b) Precinct 7.</p> <p>Note – Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated “Alternative Provisions” or Building Assessment Provisions identified in the Domestic Outbuilding code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 7.5.2 of the Domestic Outbuilding Code.</p> <p><u>Code Assessable</u> If - (1) not self-assessable; (2) in - (a) Precinct 2; or (b) Precinct 7.</p>	<ul style="list-style-type: none"> • Acceptable Solutions in section 7.5.5 of the Domestic Outbuilding Code • Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code • Acceptable Solutions A1.(1) (a) and (c) in section 7.6.4 of the Excavation and Fill Code <ul style="list-style-type: none"> • Applicable Zone Code • Domestic Outbuilding Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code
<p>Private Tennis Court</p>	<p><u>Self Assessable</u> If - (1) complying with the assessment criteria being the acceptable solutions listed in column 3; (2) in - (a) Precinct 3; or (b) Precinct 4; or (c) Precinct 5; or (d) Precinct 6.</p> <p><u>Code Assessable</u> If - (1) not self-assessable; (2) in - (a) Precinct 1 or (b) Precinct 2; or (c) Precinct 7.</p>	<ul style="list-style-type: none"> • Acceptable Solutions in section 7.9.4 of the Private Tennis Court Code <ul style="list-style-type: none"> • Applicable Zone Code • Private Tennis Court Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Landscape Code
<p>Operational Works for -</p>		

<p>Constructing a Domestic Driveway Crossover</p>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3.</p> <p><u>Code Assessable</u> If not self-assessable.</p>	<ul style="list-style-type: none"> • Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code • Domestic Driveway Crossover Code
<p>Excavation and Fill</p>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> • Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code • Acceptable Solutions A1.(1) (b),(c),(d) in section 7.6.4 of the Excavation and Fill Code • Kinross Road Structure Plan Overlay Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code
<p>Placing an Advertising Device on Premises</p>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3.</p> <p><u>Code Assessable</u> If not self-assessable.</p>	<ul style="list-style-type: none"> • Acceptable Solutions in section 7.1.4 of the Advertising Devices Code • Advertising Devices Code
<p>Operational Work for Reconfiguring a Lot (by Standard Format Plan)</p>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> • Kinross Road Structure Plan Overlay Code • Reconfiguration Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
<p>All other development not listed in column 1</p>	<p><u>Exempt</u></p>	

THERE ARE NO FURTHER VARIATIONS TO THIS TABLE

- END -

5.3 Overall Outcomes of the Kinross Road Structure Plan Area Overlay Code

The Kinross Road Structure Plan Overlay – Overall Outcomes of the Kinross Road Structure Plan Area Overlay Code (s5.15.8) is varied in the following way. Variations are shown in red for ease of identification.

Note that the whole of this Section is not reproduced below.

5.15.8 Overall Outcomes of the Kinross Road Structure Plan Area Overlay Code

(1) The overall outcomes are the purpose of the Kinross Road Structure Plan Area Overlay Code.

(2) The overall outcomes sought for the Kinross Road Structure Plan Area Overlay Code are described by four (4) key characteristics–

- (a) Land Use Precincts;
- (b) Movement;
- (c) Infrastructure; and
- (d) Land Use Conflict Mitigation Strategy.

Each of these are detailed below –

(a) Land Use Precincts

(ii) Uses and other development reinforce the specific development intent for each Land Use Precinct, depicted on Map 1 - Kinross Road Structure Plan Area – Land Use Precincts and the Precinct Plan for Lot 3 SP 117065 as shown in Figure 1, as follows –

g. Greenspace Precinct – (Precinct 7)

- Sub-precinct 7e Eastern Wetlands Corridor protects and enhances publically owned land that:
 - maintains and enhances the water quality of Wellington Ponds;
 - maintains the hydraulic capacity and the riparian vegetation of this tributary of Hilliards Creek;
 - accommodates local flooding and conveys overland stormwater flows;
 - protects a core node of Regional Ecosystem 12.3.6, as well as linear non remnant vegetation which serve as a habitat to local fauna populations;
 - manages, buffers and enhances patches of high value koala habitat;
 - provides a passive open space function;
 - provides a locally significant landscape feature and view shed of linear open spaces and vegetated areas;
 - incorporates a local recreation park on cleared land;
 - incorporates a market garden and small cafe on cleared land on Lot 3 SP117065 in Sub-precinct A;
 - provides a rehabilitated corridor in the north-east of Lot 3 SP117065 in Sub-precinct B.

h. Neighbourhood Centre Precinct

- *provides neighbourhood centre level retail, commercial and community services for the southern Thornlands area and the Kinross Road growth area;*
- *provides a vibrant community focus for after-hours recreation, eating and entertainment;*
- *provides good pedestrian linkages to bus services in Panorama Drive and Boundary Road and through adjoining medium density development to community greenspace;*
- *is serviced by an internal access road which provides convenient and safe access to Panorama Drive and Boundary Road;*
- *ensures that built form provides:*
 - *a central visual focus*
 - *an attractive sub-tropical mid-rise building form*
 - *an attractive landscaped frontage and treatments to Boundary Road and Panorama Drive.*

THERE ARE NO FURTHER VARIATIONS TO THE OVERALL OUTCOMES

- END -

5.4 Specific Outcomes and Probable Solutions Applicable to Assessable Development

The Specific Outcomes and Probable Solutions applicable to Assessable Development (s5.15.9) are varied in the following way. Variations are shown in red for ease of identification.

Note that the whole of this section is not reproduced below.

5.15.9 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
S1.1	<u>Land Use Precincts</u> (1) Provide for a range of uses and other development that contribute to the creation of an integrated urban community generally in accordance with Map 1 - Kinross Road Structure Plan Area - Land Use Precincts and the Precinct Plan for Lot 3 SP 117065 as shown in Figure 1	P1.1	(2) No probable solution identified.
S1.9	(6) Sub-Precinct 7e – Eastern Wetlands Corridor protects and enhances publicly owned land that – (a) maintains and enhances the water quality of Wellington Ponds and adjoining waterway; (b) maintains the hydraulic capacity and the riparian vegetation of this tributary of Hilliards Creek; (c) accommodates local flooding and conveys overland stormwater flows; (d) links with a core node of Regional Ecosystem 12.3.6, as well as linear non remnant vegetation which serve as a habitat to local fauna populations; (e) manages, buffers and enhances patches of high value koala habitat; (f) provides a passive open space function; (g) provides a locally significant landscape feature and view shed of linear open spaces and vegetated areas; (h) incorporates a local recreation park on cleared land	P1.9	(6) No probable solution identified.

	<p>(i) is transferred to public ownership where part of a development site.</p> <p>(i) Provides for a market garden, and cafe of less than 200m² in Sub-precinct A;</p> <p>(j) provides a rehabilitated corridor in the north-east of Lot 3 SP117065 in Sub-precinct B.</p>		
<p>S1.10</p>	<p>(1) The Neighbourhood Centre Precinct integrates uses and other development that –</p> <p>(a) provides neighbourhood centre level retail, commercial and community services for the southern Thornlands area and the Kinross Road growth area;</p> <p>(b) provides a vibrant community focus for after-hours recreation, eating and entertainment;</p> <p>(c) provides good pedestrian linkages to bus services in Panorama Drive and Boundary Road and through adjoining medium density development to community greenspace;</p> <p>(d) is serviced by an internal access road which provides convenient and safe access to Panorama Drive and Boundary Road;</p> <p>(e) ensures that built form provides:</p> <p>(i) a central visual focus</p> <p>(ii) an attractive sub-tropical midrise building form</p> <p>(iii) an attractive landscaped frontage and treatments to Boundary Road and Panorama Drive.</p> <p>(2) Uses within the Neighbourhood Centre Precinct include –</p> <p>(a) a level of retail, commercial and community development commensurate with the needs of the southern Thornlands and Kinross</p>	<p>P1.10</p>	<p>(1) No probable solution identified</p> <p>(2) In the Neighbourhood Centre Precinct -</p> <p>(a) the gross floor area of all shop tenancies does not exceed 5,700m² unless population increase warrants;</p> <p>(b) the incorporation of a pedestrian/mixed use square in prominent development position.</p>

	<p><i>Road communities;</i> <i>(b) a mix of retail, eating and recreation uses so as to attract after hours use;</i> <i>(c) community spaces for temporary uses and connection to medium density and greenspace areas.</i></p> <p><i>(3) Building height in the Neighbourhood Centre Precinct adopts a mid-rise built form consistent with the adjoining Medium Density Housing Precinct.</i></p>		<p><i>(3) Buildings or structures in the Precinct do not exceed 14 metres above ground level (three storey equivalent) except for a central visual feature.</i></p> <p><i>Note –</i> <i>Refer to Part 8 Division 3 Centre Design for further assessment criteria relevant to Centre Design</i></p>
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THERE ARE NO FURTHER VARIATIONS TO THIS TABLE

- END -

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3. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK.
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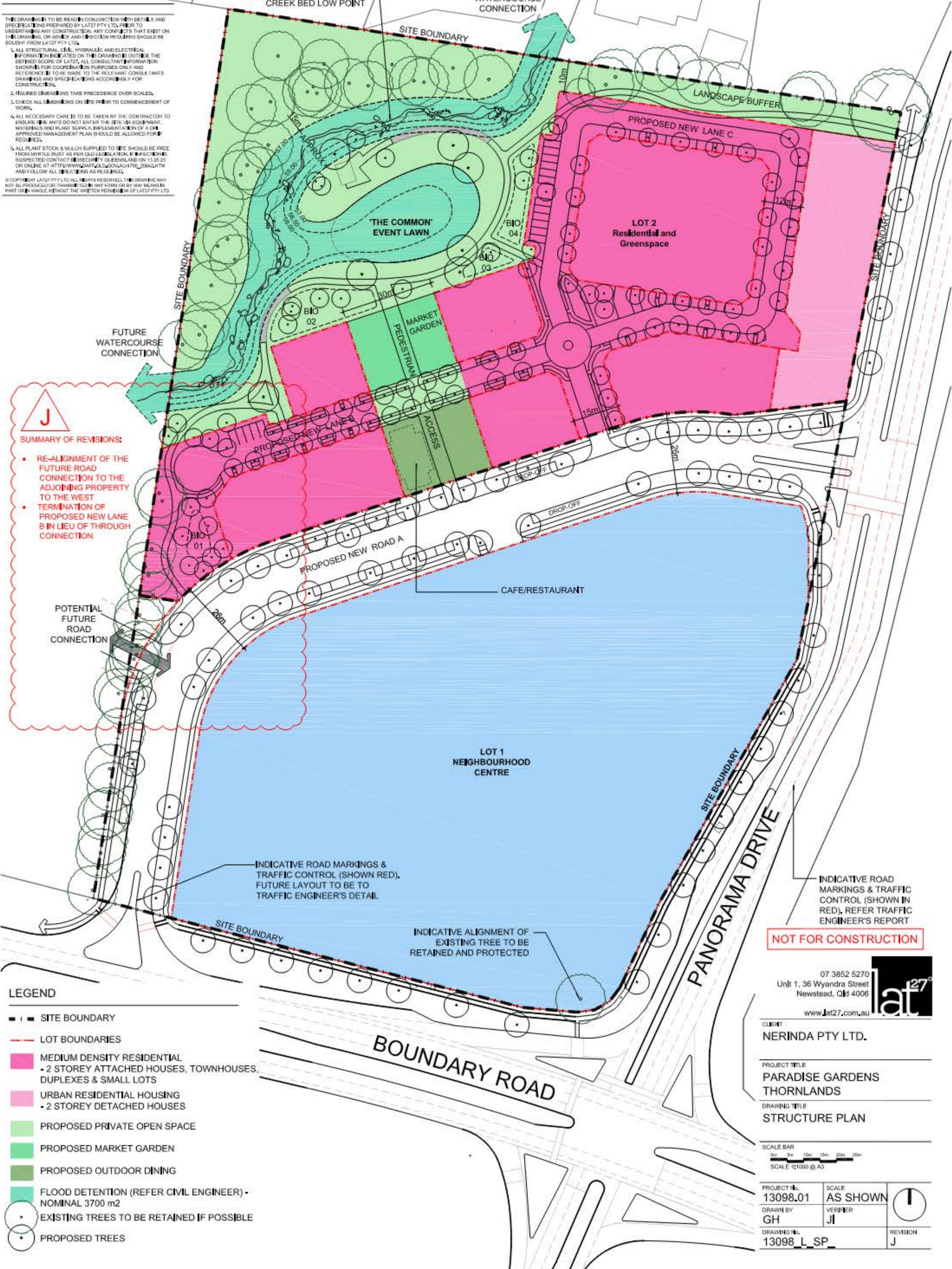
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SUMMARY OF REVISIONS:

- RE-ALIGNMENT OF THE FUTURE ROAD CONNECTION TO THE ADJOINING PROPERTY TO THE WEST
- TERMINATION OF PROPOSED NEW LANE B IN LIEU OF THROUGH CONNECTION

- LEGEND**
- SITE BOUNDARY
 - LOT BOUNDARIES
 - MEDIUM DENSITY RESIDENTIAL - 2 STOREY ATTACHED HOUSES, TOWNHOUSES, DUPLEXES & SMALL LOTS
 - URBAN RESIDENTIAL HOUSING - 2 STOREY DETACHED HOUSES
 - PROPOSED PRIVATE OPEN SPACE
 - PROPOSED MARKET GARDEN
 - PROPOSED OUTDOOR DINING
 - FLOOD DETENTION (REFER CIVIL ENGINEER) - NOMINAL 3700 m²
 - EXISTING TREES TO BE RETAINED IF POSSIBLE
 - PROPOSED TREES



INDICATIVE ROAD MARKINGS & TRAFFIC CONTROL (SHOWN IN RED). REFER TRAFFIC ENGINEER'S REPORT

NOT FOR CONSTRUCTION

07 3852 5270
 Unit 1, 36 Wyandra Street
 Newstead, QLD 4006
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lat²⁷

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PROJECT TITLE
PARADISE GARDENS THORNLANDS

DRAWING TITLE
STRUCTURE PLAN

SCALE BAR
 0m 5m 10m 15m 20m 25m
 SCALE 1:1000 @ A3

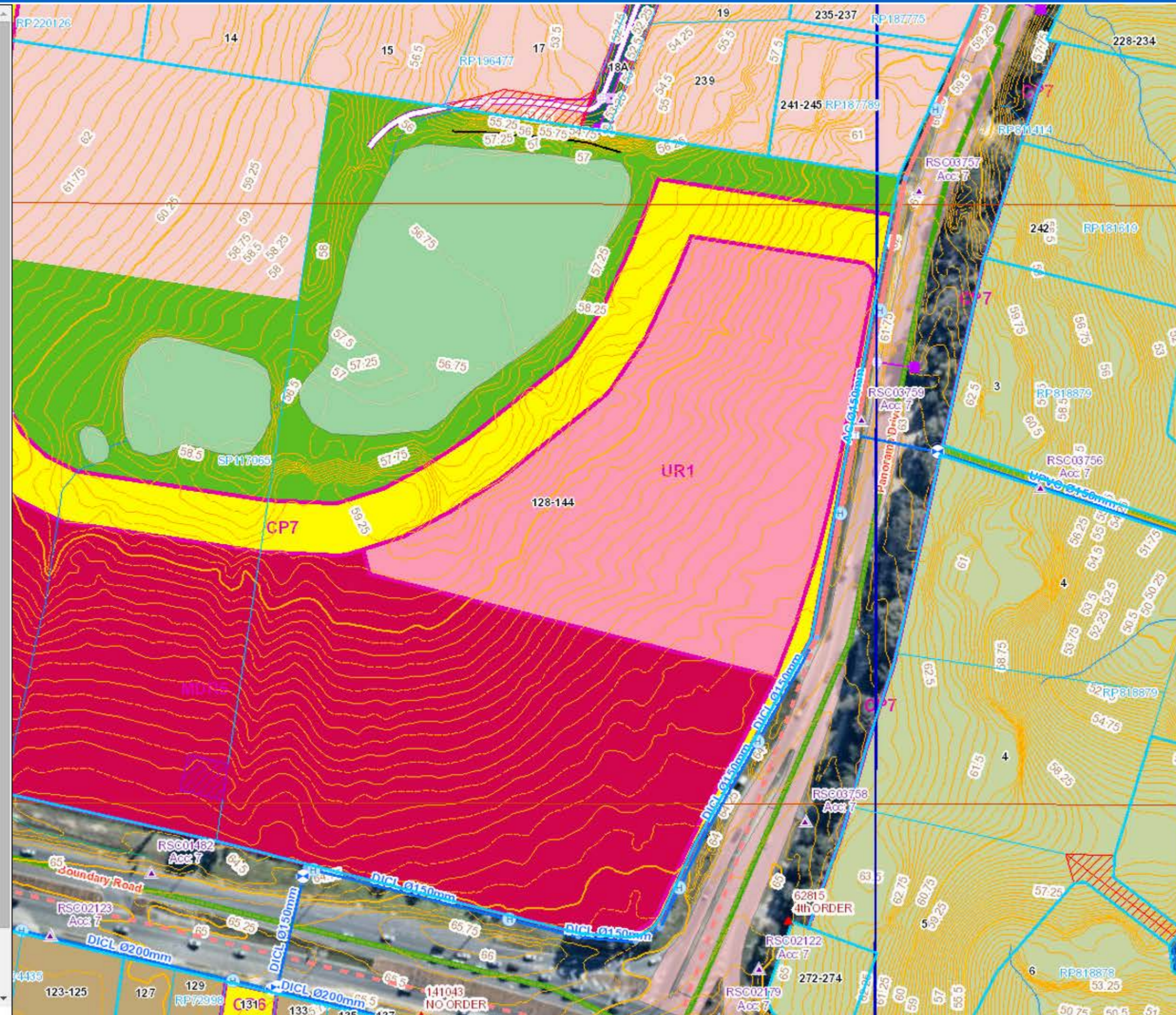
PROJECT No. 13098.01	SCALE AS SHOWN	REVISION J
DRAWN BY GH	VERIFIER JI	
DRAWING No. 13098_L_SP		



- ### Legend
- Land**
 - RCC Survey Control**
 - RCC Control Point
 - SCDB Survey Control**
 - PSM Not Good Condition
 - PSM Good Condition
 - Easements**
 - Easement
 - Covenant Outlines**
 - Covenant Area
 - Land With Covenants**
 - Parcel with Covenant
 - Current Land**
 - Current Lot
 - Transport and Electricity**
 - Road Names**
 - Text
 - Footpaths and Cycleways**
 - unknown
 - CYCLEWAY
 - SHARED
 - PEDESTRIAN
 - Path Structures**
 - Unknown
 - Boardwalk
 - Causeway
 - Deck
 - Foot Bridge
 - Stairs
 - Underpass
 - State Roads**
 - Road Centrelines**
 - Arterial
 - Sub Arterial
 - Trunk Collector
 - Local Collector
 - Local Street
 - Private Road
 - Streetscapes**
 - Streetscape Area
 - Crash Barriers**
 - RCC
 - MAINROADS
 - Road Islands**
 - Road Island or LATM
 - Road Surface**

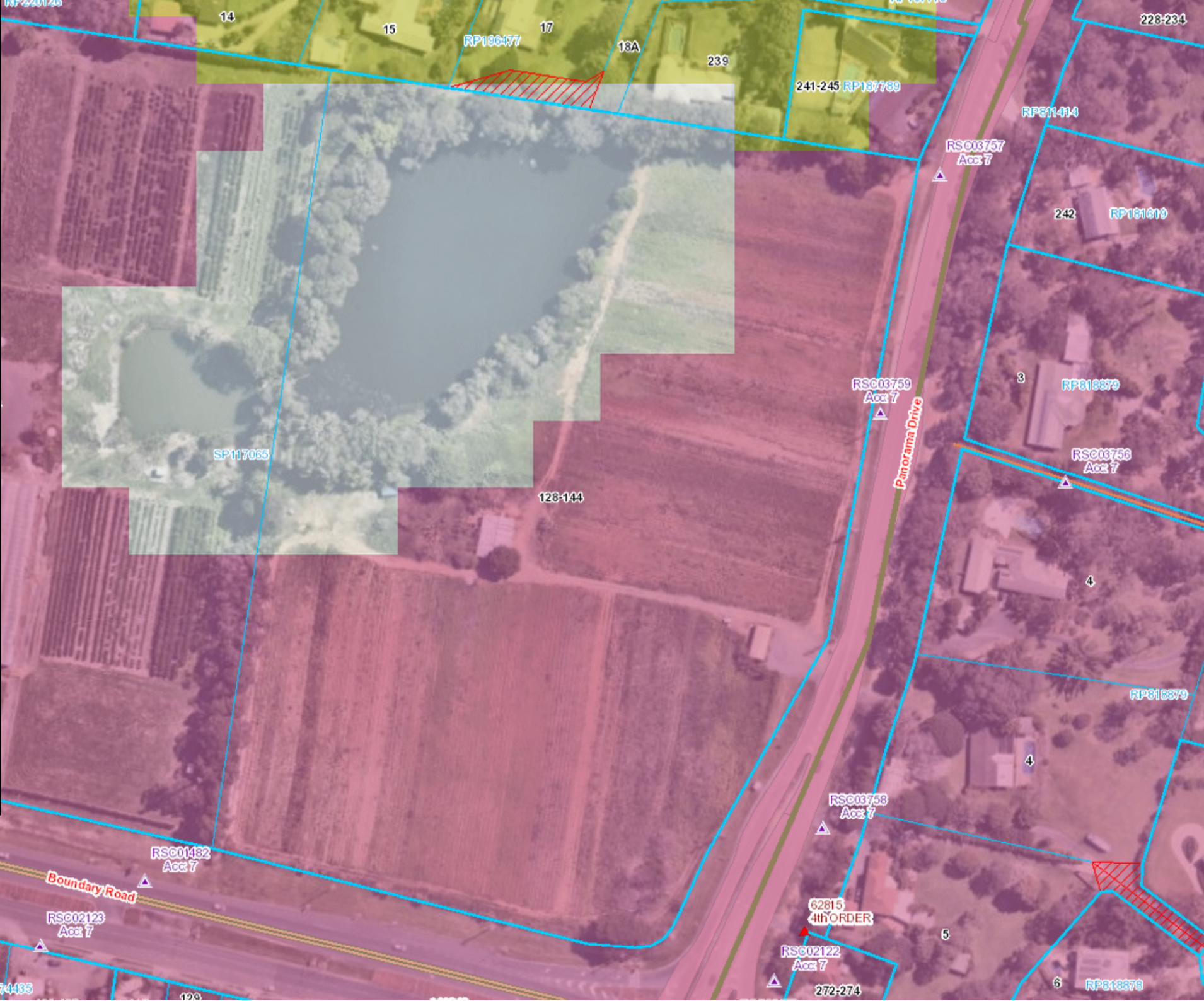
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- Environmental
- Transport and Electricity
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- Airspace and Aviation Facilities Overlay
- Bushfire Hazard Overlay
- Canal and Lakeside Structures Overlay
- Electricity Infrastructure Overlay
- Extractive Resources Overlay
- Mining Tenement
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- Catchment Waterbodies
- Zoning
- Sub Areas
- Designated Community Infrastructure
- Zones**



Legend

- RCC
- MAINROADS
- Road Islands**
 - Road Island or LATM
- Road Surface**
- Redlands Planning Scheme V7**
- Water Supply Catchments**
- Catchment Waterways**
 - Major Waterway
 - Minor Waterway
- Catchment Waterbodies**
 - Tingalpa Reservoir
 - Major Waterway
 - Minor Waterway
- Sub Areas**
- Designated Community Infrastructure**
- Zones**
 - RESIDENTIAL
 - Urban Residential
 - Medium Density Residential
 - Low Density Residential
 - SMBI Residential
 - Point Lookout Residential
 - CENTRE
 - Major Centre
 - District Centre
 - Neighbourhood Centre
 - Local Centre
 - SMBI Centre
 - Point Lookout Centre
 - POINT LOOKOUT TOURIST
 - INDUSTRY
 - Commercial Industry
 - General Industry
 - Island Industry
 - Marine Activity
 - CONSERVATION
 - Park Residential
 - Environmental Protection
 - Conservation
 - OTHER
 - Community Purposes
 - Emerging Urban Community
 - Open Space
 - Rural Non Urban
 - Investigation Zone
 - Unzoned



Legend

Land

RCC Survey Control

- RCC Control Point

SCDB Survey Control

- PSM Not Good Condition
- PSM Good Condition

Easements

- Easement

Covenant Outlines

- Covenant Area

Land With Covenants

- Parcel with Covenant

Current Land

- Current Lot

Environmental

SPP 2010 Koala Habitat Value

- High Value Bushland
- Medium Value Bushland
- Low Value Bushland
- High Value Rehabilitation
- Medium Value Rehabilitation
- Low Value Rehabilitation
- High Value Other
- Medium Value Other
- Low Value Other
- Generally not suitable
- Water

Transport and Electricity

Road Names

- Text

Footpaths and Cycleways

- unknown
- CYCLEWAY
- SHARED
- PEDESTRIAN

Path Structures

- Unknown
- Boardwalk
- Causeway
- Deck
- Foot Bridge
- Stairs
- Underpass

State Roads

-

Road Centrelines

- Arterial
- Sub Arterial

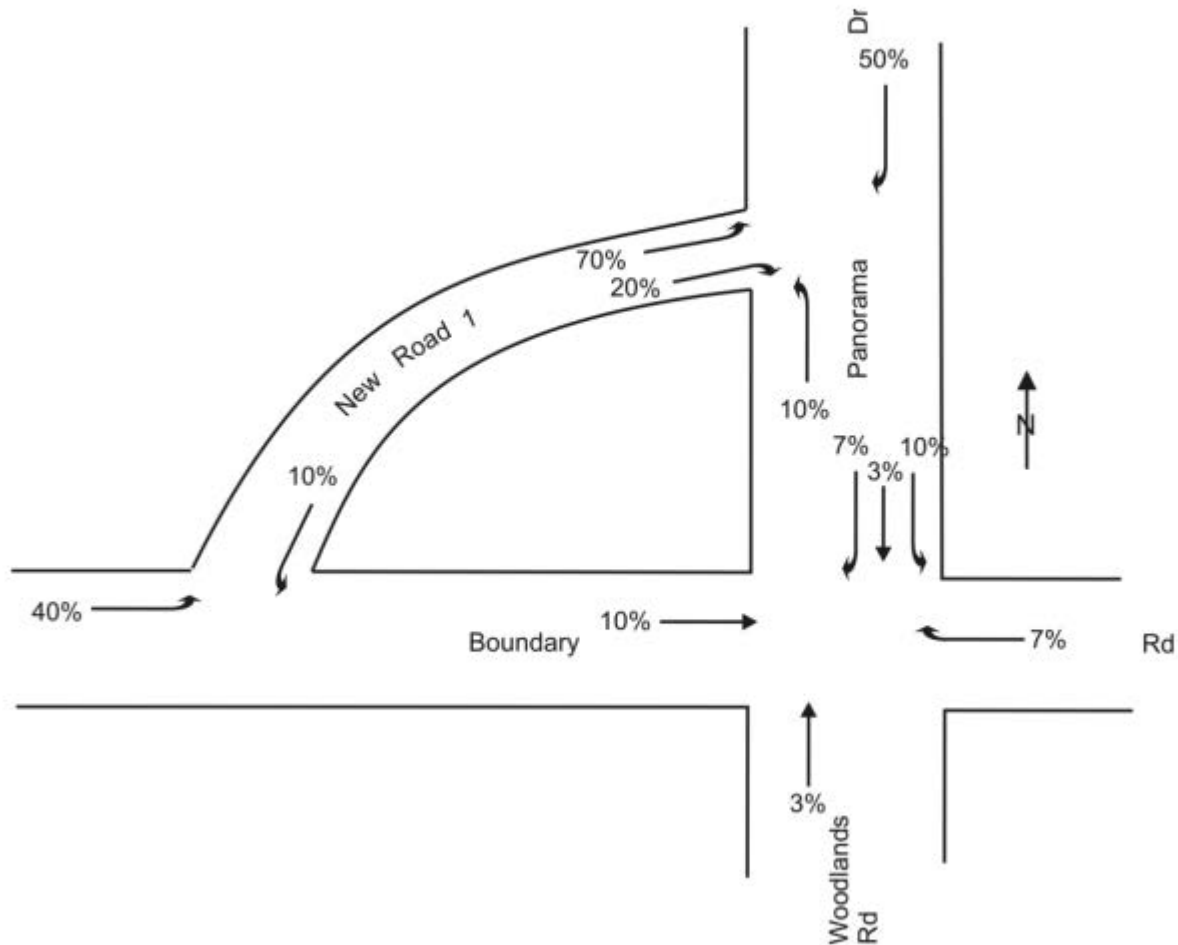
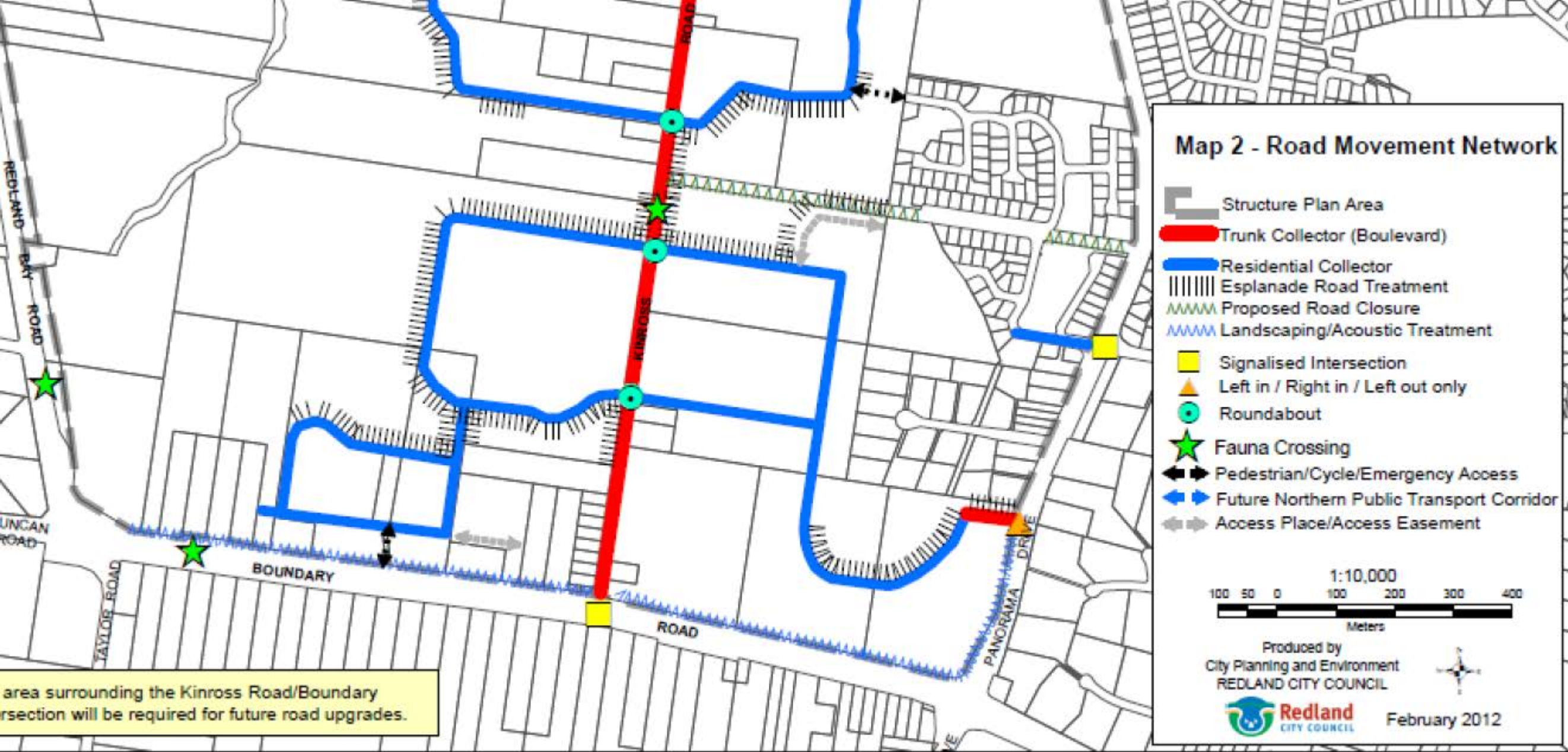


FIGURE 3
Adopted Directional Distribution of Peak Hour Vehicle Generation



s Road Structure Plan Overlay



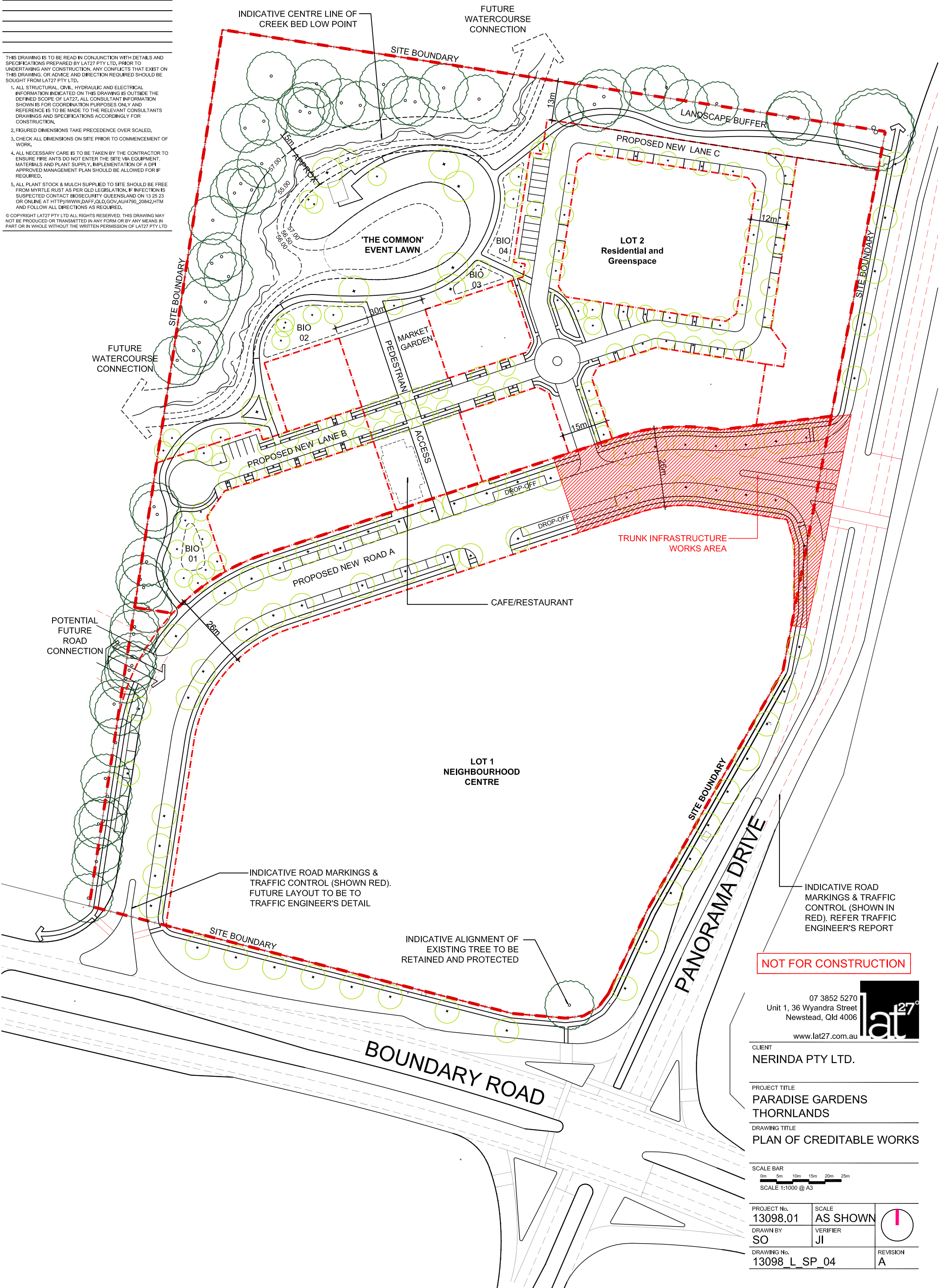
**Road width should coincide
with Kinross Road Structure
Plan Overlay treatment**

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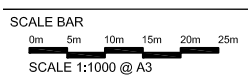
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11.4 PORTFOLIO 4 (CR LANCE HEWLETT)**COMMUNITY & CULTURAL SERVICES, ENVIRONMENT & REGULATION****11.4.1 REDLANDS YOUTH STRATEGY AND ACTION PLAN 2015-2020**

Objective Reference: A312284
Reports and Attachments (Archives)

Attachments: [Redlands Youth Strategy and Action Plan 2015-2020](#)
[Redlands Youth Strategy 2015-2020 Publication](#)

Authorising Officer:



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Service Manager Strengthening Communities

PURPOSE

This report seeks adoption of the Redlands Youth Strategy and Action Plan 2015-2020.

BACKGROUND

Young people aged 12 – 24 years make up 17.6% of people living in the Redlands, which is almost a fifth of the Redlands total population.

Developing a Youth Strategy is a visible way for Redland City Council to recognise the important part young people play in the community and the unique contributions they make to community life. A Youth Strategy puts young people on Council's agenda and provides a reference point for assessing and responding to the needs and experiences of young people in Council's decision making and planning processes. It also provides a framework for working with young people effectively, developing good relationships, encouraging and supporting involvement of young people and celebrating their achievements.

Investing in young people is critical to the future of our society as they will become the leaders and decision makers of the future.

Young people are an inherent part of a dynamic changing culture, which sometimes poses challenges to Local Government in an environment of changing Government policies and service delivery practices.

Through encouragement, support and involvement young people are able to contribute in a positive way to the social, economic and cultural life of the community.

ISSUES

Defining Council's role in youth affairs does not mean that Council will have to take on a whole new set of responsibilities. It is more about building youth needs and issues into existing strategic planning and funding priorities, and ensuring young people are listened to, heard and responded to as part of everyday Council business.

This five year strategy is grounded in Council's work with young people over the past 13 years, along with recent advice and feedback from consultation with some 500 young people, service providers and parents.

The Redlands Youth Strategy has been developed with five key commitments these are:

Commitment 1: Safe spaces, safe places

- Young people want the opportunity to come together and know they are safe in public and community spaces.

Commitment 2: Things to do

- Young people want free or affordable things to do.

Commitment 3: Advocacy for young people in the Redlands

- Make it Council business to know about the needs of young people and to actively advocate for those needs to be met.

Commitment 4: Learning and earning opportunities

- Young people want to be earning to pay their way.
- Improvements in youth employment opportunities in the Redlands are needed.

Commitment 5: Participation and connection to community

- Young people want to know about what Council is doing and how they can participate.

To deliver on these commitments an action plan has been developed in consultation with key stakeholders.

The detailed action plan contains some 47 actions with 53% of these actions being delivered now as busy as usual. To build on this good work a further 22 actions have been identified to be developed and implemented over the next 3 – 5 years.

STRATEGIC IMPLICATIONS

Legislative Requirements

Requirements from the *Local Government Act 2009*, the *Local Government Regulation 2012* and the *Financial Accountability Act 2009* have been taken into account during the preparation of this report.

Risk Management

There are no risk management implications arising from this report.

Financial

No additional budget is required, all work identified in the Youth Strategy Action Plan can be delivered within existing budget.

People

There are no direct people implications arising from this report.

Environmental

There are no environmental implications arising from this report.

Social

Investing in young people is critical now and into the future as they will become the leaders and decision makers of the future.

Alignment with Council's Policy and Plans

Relationship to the Corporate Plan:

7. Strong and connected communities

Our health, wellbeing and strong community spirit will be supported by a full range of services, programs, organisations and facilities and our values of caring and respect will extend to people of all ages, cultures, abilities and needs.

CONSULTATION

External community consultation:

- 424 young people and 74 youth service providers and parents were engaged in the development of this youth strategy. Information was gathered through a multipronged approach including online survey, focus groups, vox pop interviews and input at the Young Leaders Forum.

Internal consultation:

- Service Manager Library Services.
- Group Manager, City Planning and Assessment.
- Acting Group Manager, City Infrastructure and Operations.
- Service Manager Creative Arts.
- Co-ordinator Community Development.
- Youth & Community Development Officer.
- Principal Advisor Strategic Economic Development.
- Principal Advisor Strategic Partnerships.
- Service Manager Environment and Education.
- Service Manager City Sport and Venues.
- Service Manager Public Place Projects.
- Service Manager Parks & Conservation.
- Group Manager Communication, Engagement & Tourism.
- Senior Organisational Development Adviser.
- Senior Adviser Strategic & Community Planning.
- Project Officer, Project Delivery Group.

OPTIONS

1. That Council adopts the Redlands Youth Strategy and Action Plan 2015–2020.
2. That Council does not adopt the Redlands Youth Strategy and Action Plan 2015–2020.

OFFICER'S RECOMMENDATION

That Council resolves to adopt the Redlands Youth Strategy and Action Plan 2015–2020.



Redlands Youth Strategy and Action Plan

2015-2020

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1

Introduction

Young people are defined as those being aged **12 – 24 years** of age.

Young people are an inherent part of a dynamic changing culture, which sometimes poses challenges for Local Government in an environment of changing Government policies and service delivery practices.

Council does have a direct effect on young people and likewise young people and their activities and interests impact on the community in which they live, study and work.

Through encouragement, support and involvement young people are able to contribute in a positive way to the social, economic and cultural life of the community, leading to a reduction in disconnection to society and lower rates of petty crime and anti-social behaviour.

Defining Council's role in youth affairs does not mean that Council will have to take on a whole new set of responsibilities. It is more about building youth needs and issues into existing strategic planning and funding priorities, and ensuring young people are listened to, heard and responded to as part of everyday Council business.

Developing a Youth Strategy is a visible way for Redland City Council to recognise the important part young people play in the community and the unique contributions they make to community life.

A Youth Strategy puts young people on Council's agenda and provides a reference point for assessing and responding to the needs and experiences of young people in Council's decision making and planning processes. It also provides a framework for working with young people effectively, developing good relationships, encouraging and supporting involvement of young people and celebrating their achievements.

Investing in young people is critical to the future of our society as they will become the leaders and decision makers of the future.

2

Our Commitment

Redland City Council commits to involving young people, listening to them and making the Redlands a place where they want to be. We will play our part to help young people feel safe and respected. We will keep young people in mind as we create and care for our special places that make life memorable and meaningful – from skate parks and swimming pools to our beautiful coastlines and bushland.

Whether our young people are up-and-coming leaders, quiet achievers, or facing personal challenges, we will work with our Redland communities to offer connections and support to help them on their way.

In years to come we hope today's young people will remember growing up in the Redlands as a time when they felt connected, valued and supported in their community. Young people are not just citizens of the future; they are our young citizens right now, at one of the most exciting and vital stages of their lives!

3

Our Strategy

Our strategy sets out our plan for making our Youth Strategy Commitments work. It makes what we're trying to do clear to everyone.

Council is counting on young people, *all* areas of Council *and* our many community partners to jump on board to make this happen – we can't do it alone.

Young people make up 17.6% of people living in the Redlands and are aged 12 to 24 years.¹ That is almost a fifth of our population, so it makes a lot of sense to focus on how to fulfil our Corporate Plan objective of *Strong and Connected Communities*² for young people.

This five year strategy is grounded in Council's work with young people over the past 13 years, along with extra advice and feedback from consultations in the first half of 2015, so we are confident it is relevant and worthwhile.

4

Youth Strategy Commitments

Safe spaces,
safe places

Things to do

Advocacy for
young people in
the Redlands

Learning and
earning
opportunities

Participation and
connection to
community

¹ ABS 2011, Census of Population and Housing

² Redland City Council Corporate Plan 2015-2020

Commitment 1 Safe spaces, safe places

Young people tell us that being together in groups is one of the things they love, but they usually don't own their homes or cars or have lots of money to do it easily. The opportunity to get together, know you're safe and not have to pay for the privilege is really important. It happens in school and tertiary education and it happens in some homes, but it needs to be able to happen in public and community spaces too. Council has a big part to play in creating a public realm that can be used in this way.

Footpath seating, sports fields, skate parks, performance spaces, parks, picnic areas and shade plantings, foreshores and natural bushland: these are all places that young people could use for informal or organised activities.

Council commits to take into account that one in five users of Redlands public and community spaces are young people, so their needs and ideas will help shape the way we locate, design and manage spaces and places.

Commitment 2 Things to do

Young people are artists, musicians, writers, adventurers, sportsmen and women, environmentalists and volunteers to mention a few. Council commits to encourage, broker deals and partner with others to provide activities, events and opportunities to create and volunteer. We will play our part to make the Redlands an attractive and easy place to offer affordable and free activities.

These opportunities need to be broad-based reflecting the diversity of young people – they include the arts, sports, the environment, community services, animal welfare and all the richness of community life in the Redlands.

When Council itself provides things for young people to do, or provides grants for this purpose, we commit to involving young people in planning, choosing and presenting our events and activities. We hope this experience of active citizenship remains a life-long passion for young people – at the ballot box, as committee members, as workers or carers or environmental and social champions. It's what makes our communities tick.

Commitment 3 Advocacy for young people in the Redlands

Council plays a vital role in building strong and connected communities, but we acknowledge we are just one player of many. Council doesn't manage transport for example, or supply energy or telecommunications. We're not experts in those things, but we *are* experts in the Redlands communities. For example, we know we need increased support for young people experiencing or at risk of youth homelessness; we know there are some gaps in Internet service coverage; we know that we need more user-friendly public transport.

Council commits to make it our business to know about the needs of young people in the Redlands and to advocate for those needs to be met. We commit to do this in a planned and purposeful way, in partnership with others so that we reach our goals.

We will also work with community and government service providers to make it easy for them to network and have access to news and information that strengthens their ability to plan and deliver their vital work together in the Redlands.

Commitment 4 Learning and earning opportunities

Many young people are working or want to be earning to pay their way. Our globalised economy, the fluctuating value of the dollar and our relatively small population all make creating local jobs challenging. In some parts of the Redlands, youth unemployment is above the Queensland average.

Council is committed to improve youth employment opportunities, through our own economic development framework, through partnerships and through advocacy.

Commitment 5 Participation and connection to community

Young people have told us they want to know more about what Council is doing and how they can participate. We welcome this interest and will support young people's involvement with Council as well as community-led opportunities to participate.

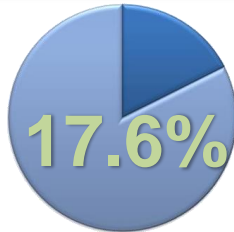
With dramatic changes in technology and the way we live, Council needs to stay on top of the communication game.

Council is committed to learning what works best for communicating with young people. This commitment supports each of the other four commitment areas. If we are not communicating with young people, we are still at square one!

5

Young People in the Redlands – A snapshot

Proportion of young people



of the total population of Redlands (or 24,343 persons) are aged between 12 to 24 years old.

Source: ABS Census 2011

Gender breakdown of young people



Source: ABS Census 2011

Top 5 suburbs with the most number of young people in 2011

- Capalaba
- Alexandra Hills
- Birkdale
- Victoria Point
- Cleveland



Source: ABS Census 2011

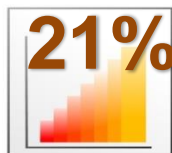
Top 3 suburbs with the largest change in the number of young people between 2006- 2011

- Redland Bay (-646 people)
- Alexandra Hills (+341 people)
- Thornlands (-323 people)

Source: ABS Census 2011

Population Projections

By 2036, the number of Redland residents aged 0 to 24 years old will increase by



Source: QSGO

Aboriginal and Torres Strait Islander Youth Population

720



young people in the Redlands aged 12 to 24 years old identified themselves as Aboriginal or Torres Strait Islander

1.9% (or 2621 people) of the total Redland population identified themselves as Aboriginal or Torres Strait Islander

Source: ABS Census 2011

Need for assistance and carers

558



young people in the Redlands in 2011 indicated that they needed help in their day-to-day activities due to disability

In 2011, 743 young people aged 15-24 provided unpaid assistance to someone with a disability in 2011

Source: ABS Census 2011

Young volunteers

More than 1 in 10



of young people (or 11.5%) aged 12 to 24 years old participate in volunteer activities

SEIFA (Socio - Economic Index for Areas)

Redland scored **1,094.4** on the SEIFA index of disadvantage. While the whole city fared well, Southern Moreton Bay Islands (SMBI) and North Stradbroke Island (NSI) scored **823.1** and **924.4** respectively. These mean that there are pockets of high disadvantage in the city particularly the island communities.

The **Redland City Youth Strategy and Action Plan 2015-2020** has been developed in consideration of, and aims to leverage from, the following;

6.1 National and State Legislation and Policy

The following National and State Legislation and Policies are deemed to have the most relevance:

- National Strategy for Young Australians 2010
- Local Government Act 2009
- Queensland Youth Strategy
- Child Protection Act 1999
- Commission for Children and Young People and Child Guardianship Act 2000
- Juvenile Justice Act 1992
- Anti-Discrimination Act 1991
- Strategic Policy for Youth, Department of Communities

National and State policies strongly point to the Government's commitment to young people being based in empowerment. The vision outlined in the National Strategy for Young Australians (2010), highlights the commitment to ensure "all young people grow up safe, healthy, happy and resilient and to have the opportunities and skills they need to learn, work, engage in community life and influence decisions that affect them".

Values for young people are captured in the Department of Communities Strategic policy for youth 2007-2011 where the key policy objective for the department is building communities in which young people are valued, respected and supported to achieve their potential (Department of Communities 2007).

6.2 Redland City Council Corporate and Strategic Documents

Under the Local Government Act (2009) each Council is required to develop a Corporate Plan that ensures Council has a clear direction to guide the allocation of resources over a five year period.

Redland City Council's vision for a strong and connected community is set out in **Outcome 7** of the Corporate Plan;

"Our health, wellbeing and strong community spirit will be supported by a full range of services, programs, organisations and facilities, and our values of caring and respect will extend to people of all ages, culture, abilities and needs."

The **Redlands 2030 Community Plan** and the **Redland City Council Corporate Plan 2015-2020** outlines Council's commitment to cater for the needs of a diverse community , and how Council, through the planning, provision and advocacy for essential infrastructure will support community wellbeing.

Social Infrastructure Policy (2007) indicates Council is committed to building safe, strong and self-reliant communities with good access to social infrastructure including social services, community facilities, housing options, open spaces, movement networks, cultural activities, sport and recreation and educational and employment opportunities.

Strong Communities Policy (2007) further articulates Council's commitment to supporting a strong community which can be recognised as: a connected community with access to the full range of options required for a rich community life and an active attachment to place.

Community Precincts section of **Community Halls and Precincts Policy** (Corporate POL-3155) has particular relevance. The policy objective is to develop multi-purpose community hubs and precincts around facilities, or groups of facilities, such as community halls, commercial centres and public spaces, provide spaces for delivery of programs and services, venues for social enterprise, community events and celebrations, and support recreation, cultural and learning activities.

Other Key Council Documents include:

- Redland City Plan 2015 (Draft)
- Our City Our Culture
- Cultural Policy (POL 2706)
- Social Infrastructure Strategy
- Child and Youth Friendly Redlands (POL 3113)
- Redland Youth Engagement Policy (POL 3021)
- Indigenous Community Policy (POL3081)
- Redlands Open Space Strategy
- Physical Activity Strategy
- Community Engagement Policy (POL3053)
- Library Services Strategy
- Community Safety Strategy
- Community Safety Policy (POL3034)
- Economic Development Framework

The above documents are inclusive of all our community. Young people are integral to our community and need to be seen as important and valuable members of our society and not portrayed in negative terms as often happens through media.

6.3 Council's Role and Responsibility

Council's role and responsibility with regard to young people is based in values of equity and opportunities for all; social sustainability; community involvement and partnerships and community wellbeing and social cohesion. Council recognises and values young people for their positive contributions to our community. Council will continue to work in partnership with

all levels of government, non-government agencies, the community and young people to build a resilient youth population and provide opportunities for them to reach their full potential.

Council is well-placed to respond to the needs of young people, it is the level of government which is closest to the people and has knowledge of the community. Council also has a significant impact on community design, development, and operation and has a range of existing facilities, services and resources. It is important for Council to have an influential role in youth affairs in the region and in ensuring young people's needs and issues are considered into the existing functions of Council. Council has the responsibility to improve the lives of its young citizens through the provision of facilities, services, programmes and information. Some of the services currently provided by Council include:

- Libraries
- Skate Parks
- Youth development initiatives
- Skill development programmes
- Cycle ways
- Swimming Pools
- Lifeguards
- Creative arts initiatives
- Art Galleries
- Redlands Performing Arts Centre
- Environmental education
- Sport fields
- Parks
- Traineeships and apprenticeships
- Volunteering

In addition Council also undertakes to;

- Build capacity and partnerships through creative programs and community development initiatives
- Promote safety, accessibility and inclusiveness
- Advocate for resources and support for young people within the city
- Facilitate communication, information sharing, networking for service providers and community groups.

7

Youth Strategy Principles

Everything in this plan is based on some important principles. They are:

- **Fairness**

What we do has to be open to any young person in the Redlands no matter what their background or circumstances. Sometimes we will need to be creative about making it easy to join in for those who usually miss out.

- **Respect**

This means we talk to young people about ideas, designs or projects up front and whenever practicable, we do things with young people as part of the action. This is a two-way street, we expect young people to show respect too.

- **Safety**

We won't tolerate bullying and violence in our activities, events and facilities. Feeling safe is needed for individual confidence, community spirit and a sense of belonging. We will work Council-wide and with anyone in our communities who plays a part in keeping young people safe.

- **Proof**

We won't get side-tracked with ideas that sound good but don't work. We will take the time to do research and look at the evidence before committing to actions and resources.

8

Participation and Consultation

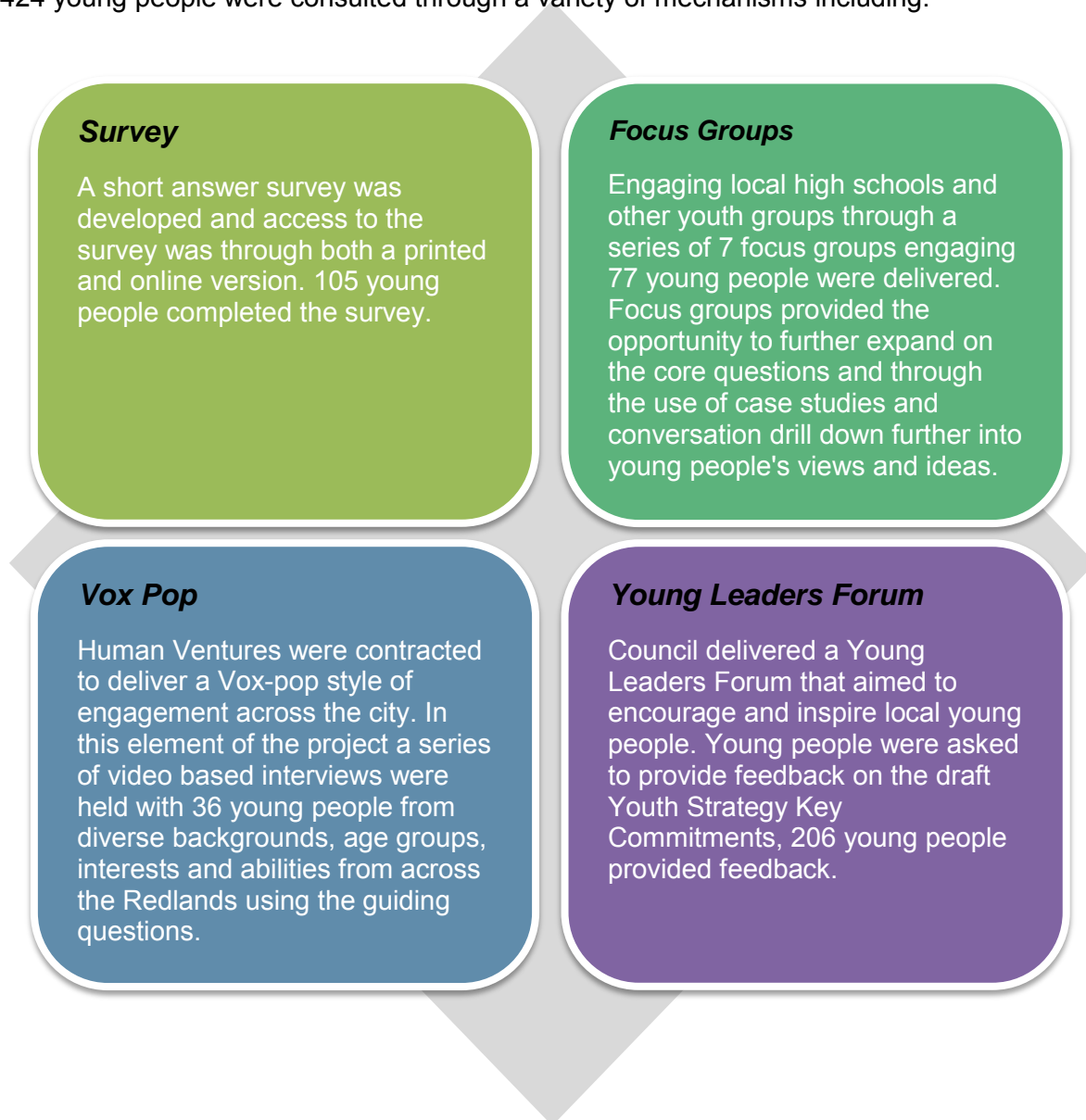
It was imperative to the development of the Youth Strategy that this work was grounded in real information. Given the diversity of young people in the Redlands, a multi-pronged approach to consultation was adopted enabling multiple avenues for engagement.

Between February and April of 2015 some 500 young people, their families, carers and guardians, youth organisations, and advocates for young people were consulted. The consultation was based on the following topics:

- Having a voice
- Communication
- Places and spaces
- Health and wellbeing
- Participation
- Retention of young people in the Redlands

8.1 Youth Consultation

424 young people were consulted through a variety of mechanisms including:



8.2 Service Providers Consultation

In addition to the voice of young people opportunities were also offered to youth service providers, parents and other youth advocates to have input into the strategy development. 17 youth service providers participated in a focus group and 12 participated in a follow up workshop to provide feedback on the draft strategy. 45 youth workers, parents and other youth advocates responded to the survey.

8.3 Summary of Consultation Findings

Across each of the consultations a strong consistency in responses were received indicating legitimacy of the findings and providing some valuable insights into young people's views and ideas.

The findings from these consultations have been broken down into six key themes with further cross over between the themes as each impact on another. This report considers the data gathered against these key themes.

Having a Voice

- Young people’s understanding of Council’s role in the community
- The things Council does that are important to young people and what they would like to be consulted on

Communication

- How young people hear about the opportunities available to them
- How young people believe Council can best communicate with them

Places and Space

- The places and spaces that are important to young people

Health and Wellbeing

- What are the main issues that are important to young people

Participation

- How can Council better recognize the contribution of young people in our community and further assist young people to be active participants / citizens in the local community

Retention of Young People in the Redlands

- What is young people’s perception on why many of our young people leave the Redlands upon completion of their schooling

The following table is a summary of the key findings in response to these themes. The issues are those identified by consultation participants and where possible solutions were identified by participants, these have been included as part of the summary.

Summary of Key Finding from Community Consultation

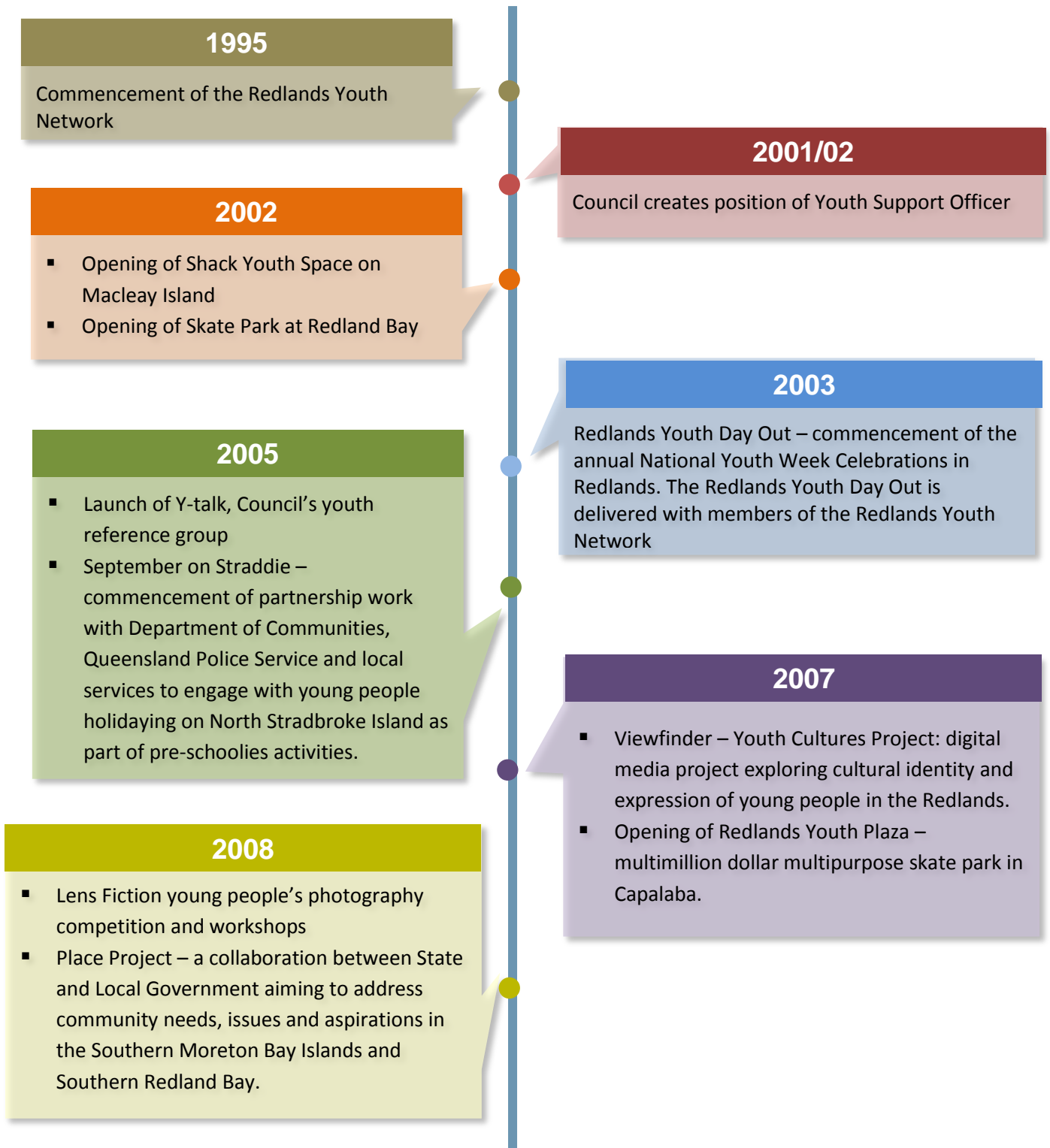
Theme	Issues	Suggested Responses
Having a voice	<p>Young people do want to have a say in their community and are willing to actively participate in consultations and decision making opportunities and activities. Key topics of interest to young people were events / activities / workshops, local infrastructure (places and spaces – equipment in parks, parks, recreational areas etc); environment (including preservation and development) and Service Provision.</p> <p>Overall young people were aware of Council’s key deliverables of roads, parks, rubbish removal and physical</p>	<p>Greater publicity of Council services for young people, through use of social media and other formats.</p> <p>Look for opportunities to include young people in decision making when developing open spaces and conducting works in parks.</p> <p>Ensure community consultations have youth friendly elements to encourage young people to</p>

Theme	Issues	Suggested Responses
	<p>infrastructure. Many young people were also very aware of Council's role in skate parks and libraries.</p> <p>Of the responses it was evident that young people were not as clear about other services Council provides. Some young people thought Council is responsible for public transport and police.</p>	<p>have a say and feel included.</p>
Communication	<p>Overall many young people were unaware of Council's programs and activities for young people. Opportunities exist to improve communication and promotion targeting young people.</p> <p>Social media in particular Facebook, through schools and greater use of flyers and posters was identified as preferred means of communication for young people from Council.</p>	<p>Greater use of social media and promotion of social media avenues for young people to communicate with Council</p> <p>Develop stronger relationships with schools to promote Council services events and activities</p> <p>Greater use of flyers</p>
Places & Spaces	<p>Places of significance for young people across the Redlands included parks, libraries, beaches and foreshore parks, skate parks, shopping centres and movie cinemas.</p> <p>Improving internet access was also important to young people for social, education and entertainment needs.</p>	<p>Ensure young people's needs are considered when developing or making changes to open spaces</p> <p>Advocate to developers and business to ensure young people's needs are considered in the community</p> <p>Development of youth friendly spaces in design, places that encourage use by young people and not deter young people.</p>
Health & Wellbeing	<p>Social and personal functioning issues were identified as a high priority by some specific groups of young people. Both service providers and young people identified the need for social / emotional and resource support for some young people to assist them to effectively participate in education and employment activities.</p> <p>Stress and busyness, with high expectations, competitiveness and multiple demands on their lives – work, study, expectations and pressure to succeed</p> <p>Community issues, such as the changing environment, global warming and concerns about local habitat and native animal</p>	<p>Actively advocate for wrap around service provision for young people</p> <p>Work with community groups and service providers to seek creative ways of meeting needs not covered under current funding.</p> <p>Encourage avenues for young people to get involved in issues important to them.</p> <p>Promote a positive image of all young people in our community. Work with local press to encourage a positive</p>

Theme	Issues	Suggested Responses
	<p>protection.</p> <p>Struggle for inclusion, participation and finding meaning in their lives.</p> <p>Feeling stigmatised because of their age, excluded from political processes and feeling disempowered in their lives.</p> <p>One significant variation in the data was in response to what issues concern young people. Those consulted through main stream schooling avenues placed greater importance on education and entertainment whilst those consulted through non-main stream schooling avenues were more likely to identify social support needs relating to alcohol and other drugs, mental health, unemployment, safety and violence in the community. These results were also reflected in the responses received from service providers.</p>	<p>portrayal of young people in our community.</p> <p>Create opportunities for intergeneration connections</p> <p>Greater promotion of service provision in the Redlands that young people can access</p>
Participation	<p>Young people expressed a desire to be active citizens in their community and identified the need for:</p> <ul style="list-style-type: none"> - Youth focused events and activities. - Opportunities to be involved in the development of activities and events for young people - Opportunities to volunteer and learn new skills <p>Young people saw a lack of information as a barrier to participation.</p> <p>Public transport, both the cost of and lack of was seen as a barrier to young people's participation.</p>	<p>Incentives could be used to encourage young people to be more involved in the local community. Incentives identified included acknowledging young people's involvement in the planning or ideas; receiving credit either through school or other avenues for volunteering, the use of prizes. Greater promotion through social media, school and posters at key locations as critical to engagement.</p>

Theme	Issues
Other key Issues	<p>Employment Across the data unemployment and the need for employment options for young people was identified through various means. Non-school based young people stating that this was of high importance to them; school-based young people and parents identifying limited employment options as a significant reason young people leave the Redlands.</p> <p>Public Transport Public transport issues were also identified through a number of means. Poor transport options was identified as a barrier to participation, employment and education. It was identified as a reason for young people leaving the Redlands as access to further education or employment outside of the Redlands through public transport either was not possible, too expensive or too long a commute with no direct linkages to places they need to go.</p> <p>Cost of Living and Education Cost of living and education, was another issue for young people. This was identified as a reason for young people leaving the area as they wish to move out of home but struggle to find affordable housing options which is further compounded by cost of and limited transport options. For young people experiencing unemployment rental affordability threatens their ability to maintain their accommodation.</p> <p>Activities and Events Across young people, service providers and parents/carers there is a common desire to see more activities and events for young people. Ideas included music festivals and concerts</p>

Since the founding of Redland City (previously Redland Shire) in 1949 from the amalgamation of Cleveland Shire and the northern parts of Tingalpa Shire, the role of local government has changed dramatically. Council's *Youth Strategy* is built on decades of work by former Mayors, Councillors, Council officers, community groups and young leaders. Some of the more recent highlights are presented on the timeline below.



2009

- Redlands Young People and Public Space Survey – over 2000 young people participated in the Council survey exploring young people’s sense of safety and experiences in public spaces across the Redlands.
- Thornlands Dam Wall Aerosol Art Mural – youth arts project
- Delivery of the 2030 Young Leaders Forum working with local high schools to gain young people’s input into the Redlands 2030 Community Plan
- Soapbox – 2030 youth festival

2011

Thru My Lens photography project for young people on the Southern Moreton Bay Islands

2012

- Off the Wall – youth aerosol art battle
- Island Life youth music and digital media project for the Southern Moreton Bays Islands
- Redlands Amazing Race
- Participation in the Redlands Youth Change Driver Group and development of the report on Youth Homelessness and Experience of Domestic Violence in

2014

- The Cutting Edge – 12 month youth arts project partnering with local youth arts group The Art Crowd.
- The Happiness Cycle working with the Bicycle Network and providing 200 local young people with free bikes.

2010

- Launch of the Their Space, My Space, Our Space Report on the Young people and public space survey.
- Development of the Young People and Public Space Citywide protocols guiding work with young people in public spaces across the city.
- Opening of The Hut youth space on Russell Island
- Opening of The Cage Youth Space in Capalaba after successfully gaining funding through the Attorney General’s Department
- Y-Redlands Youth Information card was developed providing young people with access to information about support services available to them
- Council joins social media and opens our own Youth Facebook page – Redland City Youth - Qld

2011/12

Young People and Public Space – Victoria Point youth outreach

2013

Participation in the Redlands Youth Crisis Housing and Support Project – a reference group which worked together to develop a business plan for the development of crisis accommodation services for the Redlands

2015

- Young Leaders Forum – A forum to encourage and inspire young people
- Redlands Youth Strategy

- Priority Key**
- Plan – do now
 - Maintain – do always
 - Enhance and build - do next

Commitment 1 Safe spaces, Safe places

Actions	Department with lead responsibility	Priority
1. Maintain, enhance and add to the Redlands' skate facilities over the next five years.	Public Place Projects Parks and Conservation	Do now Do next
2. Encourage at least one fifth of lessors and licensees of Council's community facilities offer youth-relevant activities.	Strengthening Communities City Sport and Venues	Do now and always
3. Empower young people to keep safe through access to information that is relevant to the risks they report and the SEQ crime data.	Strengthening Communities	Do next
4. Work with key stakeholders to improve community safety outcomes for young people.	Strengthening Communities	Do always
5. Engage with young people to improve the safety and ongoing activation and maintenance of public spaces.	Strengthening Communities Parks and Conservation	Do next
6. Ensure that all works undertaken in public spaces incorporate CPTED design principles and the needs of young people.	Infrastructure and Operations PDG Public Place Projects	Do always
7. Ensure that the needs of young people are considered in planning for both public and private open spaces through consultation and inclusion of youth friendly areas e.g., shopping centres, through the Local Government Infrastructure Plan, planning scheme and development assessment.	City Planning and Assessment	Do always

Commitment 2 Things to do

Actions	Department with lead responsibility	Priority
1. Encourage one fifth of Council's community grants to benefit young people in the Redlands.	Strengthening Communities	Do now and always

Actions	Department with lead responsibility	Priority
2. Ensure Council's cultural event calendar appeals to young people for at least one fifth of the events.	Creative Arts Library Services	Do next
3. Consult with young people living in Island communities to identify small and large improvements that increase their access to services and activities.	Strengthening Communities	Do always
4. Partner with local service providers and community groups to develop activities, events and opportunities for and with young people.	Strengthening Communities Creative Arts Library Services City Sport and Venues	Do now and always
5. Ensure transport and accessibility considerations are made when developing and delivering programs and activities relevant to young people.	Strengthening Communities Communication Engagement and Tourism City Sport and Venues	Do always
6. Work across Council to increase access to information on existing and new programs and activities available to young people.	Strengthening Communities Communication Engagement and Tourism Library Services Creative Arts City Sport and Venues	Do now and always
7. Support youth week initiatives that align well with Council's Youth Strategy commitments.	Strengthening Communities Library Services Creative Arts	Do now and always
8. Provide free internet, Wi-Fi and computer access in Libraries.	Library Services	Do always
9. Maintain and enhance young people's participation in a diverse range of sporting activities in the Redlands.	City Sport and Venues	Do always
10. Encourages that at least one fifth of the wildlife and environmental programs engage with young people.	Environment and Education	Do now and always
11. Explore options for young people to volunteer with Indigiscapes Centre and Nursery.	Environment and Education	Do next
12. Explore options for young people to participate in the gathering of information about the Redlands flora and fauna e.g., Citizen Science.	Environment and Education	Do next

Commitment 3 Advocacy for young people in the Redlands

Actions	Department with lead responsibility	Priority
1. Work closely with the community youth services sector to identify the high priority youth needs that require collaborative efforts to address.	Strengthening Communities	Do now and always
2. Lead or work with sector leaders to advocate for evidence-based solutions to key issues like homelessness, misuse of alcohol and other drugs and social isolation. Set shared strategies for action, goals and timeframes.	Strengthening Communities	Do next
3. Partner with State and Federal Government agencies and Non-Government Organisations (NGO's) and Community Groups to promote health and well-being programs to young people.	Strengthening Communities	Do next
4. Continue to facilitate the Redlands Youth Network allowing for service level information sharing, networking and advocacy opportunities.	Strengthening Communities	Do now and always
5. Work with NGO's and community groups in the region to advocate for improved youth support services.	Strengthening Communities	Do next
6. Build strong relationships with Department of Education and Training and Registered Training Organisations to advocate for increased flexible education and training options for young people in the Redlands, including tertiary education options.	Strengthening Communities Economic Sustainability & Major Projects	Do now Do next
7. Advocate for improved transport options	City Infrastructure	Do next
8. Continue to advocate for, and advise on, improved and affordable broadband coverage where needed.	Economic Sustainability & Major Projects	Do next

Commitment 4 Learning and earning opportunities

Actions	Department with lead responsibility	Priority
1. Monitor youth employment across the Redlands to identify areas for targeted attention. Through: <ul style="list-style-type: none"> • Supportive planning environment • Industry partnerships and • Targeted advocacy to State and Federal Government 	Economic Sustainability & Major Projects	Do next
2. Seek improved outcomes in sectors that support employment and training outcomes for young people in the Redlands.	Economic Sustainability & Major Projects	Do next
3. Develop and support Council-wide work experience for young people. Evaluate results for continuous improvement opportunities.	Human Resources	Do next
4. Continue to offer targeted youth employment opportunities, apprenticeships and traineeships as part of Councils employment policy	Human Resources	Do always
5. Facilitate partnerships to address gaps in available information for young people on employment; training and career opportunities e.g. continue to support the annual Careers Expo.	Economic Sustainability & Major Projects Strengthening Communities	Do now
6. Work with community organisations and the business sector to encourage youth enterprises.	Creative Arts Strengthening Communities Economic Sustainability & Major Projects	Do next
7. Support initiatives for young people to develop as artists and performers.	Strengthening Communities Creative Arts	Do always
8. Explore and advocate for a range of higher education options delivered in the Redlands	Economic Sustainability & Major Projects Strengthening Communities	Do next
9. Create opportunities for young people to increase their knowledge through information provision and learning from others e.g. Redlands Youth Forum.	Strengthening Communities	Do now

Commitment 5 Participation and connection to community

Actions	Department with lead responsibility	Priority
1. Investigate ways to improve our use of Facebook and other forms of social media to engage with young people. Evaluate progressively.	Strengthening Communities Communication, Engagement and Tourism	Do now
2. Work with all Redlands secondary schools to find a workable way to inform young people about Redlands youth-related activities and events. Evaluate results after six, then twelve months.	Strengthening Communities	Do now
3. Investigate how to use appropriate communication channels to give young people news and updates on relevant activities.	Communication, Engagement and Tourism	Do next
4. Consult with young people on cultural and library programs.	Creative Arts Library Services Strengthening Communities	Do now and do always
5. Work with young people to understand the demand for volunteering opportunities.	Strengthening Communities Corporate Governance	Do next
6. Increase the range of volunteering and leadership opportunities for young people progressively until 2020.	Strengthening Communities Corporate Governance	Do next
7. As Council works with stakeholders to progress our youth strategy, report back to young people so they can see how their voices have had an impact.	Strengthening Communities	Do next
8. Provide increased on-line, face to face opportunities and engagement tools / resources targeting young people to allow them greater opportunity to engage in dialogue with Council and to comment on planning and policy issues.	Communication, Engagement and Tourism Strengthening Communities	Do next
9. Include young people through consultation in the design process for public spaces including place making ventures, skate and sporting facilities.	Strengthening Communities Public Place Projects	Do always
10. Create opportunities for young people to be informed about environmental issues in the Redlands and to have input into management of environmental issues, e.g. habitat restoration	Environment and Education	Do next



Redlands Youth Strategy

2015-2020

Our commitment

To involve and listen to young people, and make the Redlands a place they want to be. We will do our part to help young people feel safe and respected and make sure we keep young people in mind as we create and care for meaningful places in the Redlands, from skate parks and swimming pools to beautiful coastlines and bushland. Whether our young people are up-and-coming leaders, quiet achievers, or facing personal challenges, we will help our Redlands' communities offer connections and support to help them on their way.

Our strategy

The Youth Strategy is made up of five key commitments. Council is counting on young people, all areas of Council and our many community partners to jump on board to make this happen – we can't do it alone.

Redlands Youth Strategy

2015-2020



Commitments
The youth strategy has five areas of commitment.



Commitment 1 Safe spaces, safe places

Young people tell us that being together in groups is one of the things they love, but they usually don't own their homes or cars, or have lots of money to do it easily. The opportunity to get together, know you're safe and not have to pay for the privilege is really important. Council has a big part to play in creating public and community spaces that fulfil this need. Council commits to taking into account that around one in five users of Redlands public and community spaces, are young people, so their needs and ideas will help shape the way we locate, design and manage our spaces and places.



Commitment 2 Things to do

Young people are artists, musicians, writers, adventurers, sportsmen and women, environmentalists and volunteers, to name a few. Council commits to encourage, broker deals and partner with others to provide activities, events and opportunities that are broad-based to foster the diverse interests of our young people. Council commits to involving young people in planning, choosing and presenting our activities and events to encourage life-long active citizenship and a sense of community.



Commitment 3 Advocacy for young people in the Redlands

Council plays a vital role in building strong and connected communities, we acknowledge we are just one of many players. Council commits to make it our business to know about the needs of young people in the Redlands and to advocate for those needs to be met. We commit to do this in a planned and purposeful way, in partnership with community and government service providers and others so that we reach our goals.



Commitment 4 Learning and earning opportunities

Many young people are working or want to be earning to pay their way. Our globalised economy, the fluctuating value of the dollar and our relatively small population all make creating jobs challenging. In some parts of the Redlands, youth unemployment is above the Queensland average. Council commits to improve youth employment opportunities, through our own economic development strategy, through partnerships and through advocacy.

Team members of the Australian Government's Green Army programme restoring natural and cultural significant landscapes on North Stradbroke Island. This programme was coordinated by Conservation Volunteers Australia, SEQ Catchments and Quandamooka Yoolooburrabee Aboriginal Corporation



Commitment 5 Participation and connection to community

Young people have told us they want to know more about what Council is doing and how they can participate. To support young people's involvement with Council as well as community-led opportunities to participate, Council needs to stay on top of the communication game. Council commits to learning what works best for communicating with young people. This commitment supports each of the other four commitment areas. If we are not communicating with young people, we are still at square one!



Redland
CITY COUNCIL



Mayor's message

Almost one in five Redlanders (17.6%) are aged 12 to 24 years, so it makes sense for Council to focus on how we fulfil our Corporate Plan objective of Strong and Connected Communities for young people.

Our Redland's Youth Strategy 2015-2020 is grounded in Council's work with young people over the past 13 years, along with extra advice and feedback from consultations in the first half of 2015, so we know it is relevant and confident it is worthwhile. The strategy's five areas of commitment outlined in this summary document are based on four key principles: fairness, respect, safety and proof. Everything we do with our young people is with these four values in mind.

In years to come we hope our young people will remember growing up in the Redlands as the best of times, in a special place, with awesome people. Young people are not just citizens of the future; they are our young citizens right now, at one of the most exciting and vital stages of their lives!

Principles

- **Fairness.** What we do has to be open to any young person in the Redlands no matter what their background or circumstances.
- **Respect.** We will talk to young people about ideas, designs or projects up front and whenever practicable, we do things with young people as part of the action too.
- **Safety.** We won't tolerate bullying and violence in our activities, events and facilities, and we'll work Council-wide and with anyone in our communities who plays a part in keeping young people safe.
- **Proof.** We won't get side-tracked with ideas that sound good but don't work. We'll take the time to do research and look at the evidence before committing to actions and resources.



11.5 PORTFOLIO 5 (CR PAUL GLEESON)**INFRASTRUCTURE & OPERATIONS****11.5.1 MOUNT COTTON COMMUNITY PARK SKATE PARK**

Objective Reference: A269638
Reports and Attachments (Archives)

Attachment: [Site Plan](#)

Authorising Officer:



Gary Soutar
General Manager Infrastructure and Operations

Responsible Officer: David Katavic
Acting Group Manager City Spaces

Report Author: Allison Fergusson
Team Leader - Asset Management

PURPOSE

To inform Council of the requirement to remove the existing skate park located in Mount Cotton Community Park and seek approval for the funding to demolish the existing skate park and construct a new skate park.

BACKGROUND

During the 1990s, stages of the Mount Cotton residential estate were being constructed and released. At this time, there was a limited amount of area being supplied for recreational facilities. The Divisional Councillor then initiated discussions with the developer's representative to secure an outcome for a public open space area.

Lot 504 RP884613 (Attachment 1 – site plan) was examined by the developer, Councillor and Council officers. It was resolved onsite that a section of this lot below the existing shopping centre footprint and car park would be nominated as public open space for the installation of park infrastructure under the management and ownership of Council. Subsequently, the site was surveyed and pegged and Council proceeded to install existing park infrastructure including the skate park with the understanding that the land would be handed to Council.

Over a period of several years, it became evident that this section of Lot 504 RP884613 had not appeared on Council's land database as Council owned land. Ownership of this land has since changed hands and any attempts to resolve this matter of securing tenure over this section of lot have been unsuccessful.

In more recent years (late 2013 – to present), the developer has informed Council of their intentions to extend their shopping centre development (Stage 2) out on this lot where the skate park currently exists and therefore will, at some point, require Council to remove the skate park.

In Public Place Projects Unit's latest meeting with the developer in July 2015, the developer gave Council confirmation that the skate park is required to be demolished

in March 2016. The developer advised Council officers that they would not be contributing towards the costs of demolition of the skate park.

ISSUES

Community expectation management

Council officers need to inform the community that the skate park will be demolished and advise if a new skate park will be developed in an alternate location and timeframes.

The skate park at Mount Cotton Community Park is highly used by the youth of the southern part of the city.

Location of new skate park

A location study of Council land surrounding Mount Cotton Community Park has been undertaken with various sites considered, however, were deemed not suitable due to the following reasons:

- highly vegetated/conservation area;
- poor casual surveillance;
- flood prone and drainage constrained land; and/or
- outside residential areas.

The preferred location of the new skate park is within the Mount Cotton Community Park as this would have the least impact on the users of the skate park. Mount Cotton Community Park is affected by the Flood Prone, Storm Tide and Drainage Constrained Land Overlay, where the majority of the park is affected by the 1 in 100-year average reoccurrence interval (ARI) storm event.

Subsequently, the design of the new skate park will have constraints; however, recent discussions with the Roads & Stormwater Unit have indicated that the design and construction of the skate park at this location is possible, if there is no worsening to flood levels by utilising compensatory earthworks.

Another consideration of this location is that the new skate park facility will be subject to periodic inundation.

The location of the new skate park will be situated in an area that is easily accessible and have natural surveillance.

Consultation with various internal Council groups has taken place and a new location for the skate park has been proposed as seen in Attachment 1 – site plan.

STRATEGIC IMPLICATIONS

Legislative Requirements

This recommendation does not have legislative requirements.

Risk Management

No risks have been identified.

Financial

1. Operational budget required - \$40,000

The operational budget is required to demolish existing skate park and associated infrastructure.

2. Capital budget required - \$500,000
3. The capital budget is required for the design and construction of a new skate park.
4. Funding options:
 - a. Council approves budget of \$500,000 by drawing down from General Revenue; or
 - b. Council do not seek capital funding for the skate park and decide not to replace the skate park at Mount Cotton Community Park.

A funding application is being prepared for the Local Government Subsidy Scheme which, if successful, could contribute to Option 2a above.

People

This recommendation does not have Council staff implications.

Environmental

The proposed location of the skate park (Attachment 1 – Site Plan) is situated within the Flood Prone, Storm Tide and Drainage Constrained Land Overlay, where the majority of the park is affected by the 1 in 100-year ARI storm event. The design of the new skate park will have its constraints, however is possible if there is no worsening to flood levels by utilising compensatory earthworks.

Social

Building a new skate park facility within Mount Cotton Community Park will continue to provide the community with this specialised physical activity. Some of the social benefits of a skate park include:

- interaction with peers;
- learn to cooperate and take turns;
- learn new skills; and
- face new challenges.

Alignment with Council's Policy and Plans

Corporate Plan Outcomes 2015-2020

5.0 Wise Planning and Design:

5.3 An effective and efficient development assessment process delivers quality development that is consistent with legislation, best practice and community expectations.

6.0 Supportive and vibrant economy

6.1 Council supports infrastructure that encourages business and tourism growth.

6.2 Redland City delivers events, activities and performances that bring economic and social benefits to the community.

7.0 Strong and connected communities

7.1 Festivals, events and activities bring together and support greater connectivity between cross-sections of the community.

7.2 Council maximises community benefit from the use of its parklands and facilities by improving access to and the quality and shared use of, public

spaces and facilities by groups for sporting, recreational and community activities.

7.3 Council's assessment of community issues and needs provides timely opportunities to pursue grants and partnerships that realise long-term benefits.

8.0 Inclusive and ethical governance

8.5 Council uses meaningful tools to engage with the community on diverse issues so that the community is well informed and can contribute to decision making.

CONSULTATION

- Senior Advisor Landscape Design;
- Advisor Public Place Design;
- Service Manager Public Place Projects;
- Service Manager Parks and Conservation;
- Principal Engineer City Infrastructure;
- Senior Accountant Commercial Business;
- Group Manager City Spaces;
- Business & Infrastructure Finance team.

OPTIONS

Option 1

That Council resolves to:

1. Replace the skate park at Mount Cotton Community Park and the budget required is drawn down from capital budget of \$500,000 from General Revenue; and
2. Refer the operational expenditure of \$40,000 to the next budget review for approval.

Option 2

That Council do not seek capital funding for the skate park and decide not to replace the skate park at Mount Cotton Community Park. However, operational funds will still be required in this instance to remove the existing skate park as per Financial Implication 1 above:

- Operational budget required: \$40,000.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. **Replace the skate park at Mount Cotton Community Park by drawing down the required capital budget of \$500,000 from General Revenue; and**
2. **Refer the operational expenditure of \$40,000 to the next budget review for approval.**

Attachment 1 – Site Plan



11.5.2 TRADE WASTE DOCUMENTS AMENDMENT – POL-1234 AND POL-1235

Objective Reference: A202444
Reports and Attachments (Archives)

Attachments: [POL-1234 Trade Waste Policy](#)
[POL-1235 Trade Waste Discharge Charge Remission for Concealed Water Leaks](#)
[GL-1234-001 Trade Waste Management Plan](#)

Authorising Officer: 
Gary Soutar
General Manager Infrastructure & Operations

Responsible Officer: Bradley Taylor
Group Manager Water & Waste Infrastructure

Report Author: Helen Walker
Senior Trade Waste Officer

PURPOSE

This report presents information about proposed amendments to POL-1234 Trade Waste and the Trade Waste Environmental Management Plan as well as POL-1235 Trade Waste Discharge Charge Remission for Concealed Water Leaks.

BACKGROUND

There are currently two policies: POL-1234 Trade Waste and POL-1235 Trade Waste Discharge Charge Remission for Concealed Leaks, relating to the management of trade waste, with each policy containing significant procedural detail. It is considered that Council objectives are better served by a single over-arching policy.

In addition, amendments to the management plan are required to ensure practices are fair and consistent, and meet legislative requirements.

ISSUES**1. POL-1234 - Trade Waste Policy**

POL-1234 provides Council with a process for the management of trade waste. The proposed changes ensure it serves Council as an effective over-arching policy document.

- 1.1 Section 22 has been removed from the Environment Protection (Water) Policy 2009 and this and related documents no longer require a trade waste environmental management plan. Therefore references to this and to the *Environmental Protection Act* are removed.
 - 1.2 The South-east Queensland Water (Distribution & Retail Restructuring) Act 2009 is not applicable to Redland City Council (RCC) and has been removed as head of power.
 - 1.3 The Australian Sewage Quality Management Guidelines is the current nationally recognised document describing the management of sewage and has been included as a head of power.
-

- 1.4 The policy objective has been amended to better align with legislation and the Australian Sewage Quality Management Guidelines and to remove procedural detail.
- 1.5 The policy statement has been summarised as 3 over-arching principles and with procedural detail transferred to the management plan.

2. POL-1235 - Trade Waste Charge Discharge Remission for Concealed Water Leaks

POL-1235 describes the process for providing remissions to customers when a concealed leak is found and repaired on a property. However, this is now embodied within the amended POL-1234 policy under the principle of applying a fair, consistent and transparent trade waste charging methodology.

Therefore, it is proposed to cancel this policy as a separate document and to ensure that all aspects of trade waste management are covered under POL-1234, the management plan and related procedures.

3. Trade waste environmental management plan

The management plan provides guidelines for the day-to-day management of trade waste in accordance with POL-1234 - trade waste policy. Proposed changes ensure that the management plan complies with regulatory and legislative requirements, provides a fair and consistent methodology and includes all detail removed from the policies. The amended plan will be registered in Council's document system as the primary guideline document for POL-1234. Some formatting and structural changes have been made to ensure it conforms to the guideline template.

Significant amendments:

- 3.1 Page 10 - delegations and appointments required by staff have been included to ensure they have the powers required for the work.
- 3.2 Page 11 - the Act describes the rights and responsibilities of the trade waste approval holder but does not further define this term. To ensure clarity and consistency, Council proposes to define the approval holder as the property owner, in the first instance, since this is our first point of contact. The business owner has responsibilities under any lease agreement and the legislation.
- 3.3 Page 12 - the scope of a trade waste approval and the definition of a business are included to ensure consistency in the application of the guidelines and the charging methodology. Following inspections and audits it has been identified that there are properties where separate businesses are operating but without having separate trade waste approvals.
- 3.4 Page 19 - macerators are used in nursing homes to pulverise disposable sanitary items. Previously they have not been allowed within RCC since they posed a risk of blockage of the sewer system. Several new aged care facilities are planned for the city and, following a request from a customer, review of their use was conducted. As a result it is proposed to allow the installation of macerators provided they meet certain technical requirements.

- 3.5 Pages 20-23 - required pre-treatment requirements and typical trade waste category for particular industries are now included. This provides clear and consistent guidelines for both Council staff and customers.
- 3.6 Page 31 - in certain circumstances, Council provides remissions on trade waste charges. Procedural detail has been transferred from POL-1235. Additional detail has been included regarding the situations in which a remission may be allowed and the approval process. This provides consistency and financial accountability to the trade waste remission process.
- 3.7 Page 32-33 - for large customers, Council requires routine laboratory testing of trade waste discharge used for compliance monitoring and charging. Detail has been included regarding the handling of statistically outlying data. This provides consistency and fairness in situations where unrepresentative results are recorded.
- 3.8 Page 35 - details of Council's legislated powers have been included to assist the development of further procedures in managing trade waste compliance.

Minor amendments

- 3.9 Page 1 - the current title is no longer used within the relevant Water Supply (Safety & Reliability) Act 2008 (the Act) and is changed.
- 3.10 Page 5 - changes to the scope and purpose ensure it is consistent with the policy and the Council guidelines template.
- 3.11 Page 11 - additional detail for the trade waste approval process is included.
- 3.12 Page 14 - references to environmental legislation have been removed.
- 3.13 Page 30 - the charging methodology used for community service organisations is included, being transferred unchanged from POL-1234.
- 3.14 Pages 41 - references and document control information has been updated.

STRATEGIC IMPLICATIONS

Legislative Requirements

The *Local Government Act 2009* contains legislative requirements and powers for Council:

- S125 to 137 describe the powers and requirements of an authorised person (Item 3.1).

The *Water Supply (Safety & Reliability) Act 2008* contains legislative requirements relating to trade waste:

- S180 lists requirements for issuing approvals, including reference to a trade waste plan (Item 3.9);
- S34 describes the powers to direct remedial work. (Items 3.1, 3.8);
- S182-185 describes the rights and responsibilities of the approval holder (Item 3.2);

- S193 describes offences and penalties relating to the discharge of particular substances to sewer (Item 3.8).

Risk Management

Clarity of legal powers and definitions provides the opportunity to manage trade waste compliance more effectively.

Financial

Not applicable.

People

Not applicable.

Environmental

Not applicable.

Social

Not applicable.

Alignment with Council's Policy and Plans

There is no known non-alignment with Council's policy and plans.

CONSULTATION

Internal consultation regarding these changes has occurred between:

- Senior Trade Waste Officer;
- Scientific Services Manager;
- Group Manager Water & Waste Infrastructure;
- General Manager Infrastructure & Operations;
- Business & Infrastructure Finance team; and
- Redland City Councillors, including portfolio chair Cr Paul Gleeson.

Other South-East Queensland utilities have been consulted regarding:

- delegations, appointments and legal processes;
- definition of a business;
- use of macerators;
- pre-treatment requirements;
- handling of quality data.

In addition, Council staff have consulted several nursing homes and suppliers regarding the use of macerators.

OPTIONS**Option 1**

That Council resolves to:

1. Declare obsolete POL-1235 Trade Waste Discharge Remission of Concealed Leaks;
2. Adopt the revised POL-1234 – Trade Waste Policy; and
3. Accept the proposed changes to the Trade Waste Management Plan (now GL-1234-001) as discussed in this report, without further amendment.

Option 2

That Council resolves to accept changes with some further amendment.

Option 3

That Council resolves to reject all changes but this may limit the effectiveness of the trade waste management plan and lead to inconsistencies in how it is applied.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. **Declare POL-1235 Trade Waste Discharge Remission for Concealed Water Leaks obsolete;**
2. **Adopt the revised POL-1234 – Trade Waste Policy; and**
3. **Accept the proposed changes to the Trade Waste Management Plan (now GL-1234-001) as discussed in this report without further amendment.**

Trade waste

[Version Information](#)

Head of Power

The *Local Government Act 2009* allows for the levying of utility charges and general charges.

The *Water Supply (Safety & Reliability) Act 2008* includes powers for regulating trade waste discharges to sewerage systems.

The Australian Sewage Quality Management Guidelines provide a framework for managing sewage to a sewerage system.

Policy Objective

To ensure the effective management of commercial and industrial sewage discharged to the sewerage system which is in accordance with the principles of environmental sustainability and is in a manner which safeguards public health and employee safety and is consistent with council's legal responsibilities and obligations.

To establish the framework for applying charges determined at the annual budget meeting.

Policy Statement

Council is committed through Redland Water to:

- developing, implementing and adequately resourcing the administration and enforcement of a trade waste management plan which:
 - is prepared in accordance with the *Water Supply (Safety and Reliability) Act 2008* and fulfils all council's legal requirements and obligations under this Act;
 - establishes adequate controls, systems, objectives, policy instruments and discharge standards consistent with the Australian Sewage Quality Management Guidelines; and
 - minimises its environmental liability.
- recovering the cost of services to commerce and industry, including the cost of conveyance, treatment and any damage to the wastewater system; and
- applying a fair, consistent and transparent trade waste charging methodology which is in accordance with the *Local Government Act 2009*, the Australian Sewage Quality Management Guidelines and council pricing models.

Version Information

Version No.	Date	Key Changes
3	November 2015	<ul style="list-style-type: none">Change to Head of PowerRemoval of procedural detail

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Trade waste discharge charge remission for concealed water leaks

[Version Information](#)

Head of Power

The *Environmental Protection Act 1994*

The *Local Government Act 2009* allows for the levying of utility charges and general charges.

The *Water Supply (Safety & Reliability) Act 2008* includes powers for regulating trade waste discharges to sewerage systems.

South-East Queensland Water (Distribution and Retail Restructuring) Act 2009

Policy Objective

To allow a remission for trade waste discharge charges in circumstances where a concealed water leak has accelerated metered water consumption used to calculate discharge charges for trade waste generators.

All water that does not enter the sewer system is not transported and treated and therefore does not attract a trade waste discharge charge.

Policy Statement

Council will commit to:

Allowing a remission for trade waste discharge charges for discharge water that does not enter the sewer system due to a concealed water leak on the property whilst maintaining the owner's responsibility for maintenance of the internal water service and conservation of water.

Evidence must be received from a licensed plumber that the leak was concealed and has been fixed. Evidence can be in the form of a report or plumber's invoice.

Trade waste discharge will be re-calculated either by previous water meter consumption averages or by customer supplied water meter reads after the leak was fixed.

Only one (1) remission every three (3) years will be allowed per property, for each property owner, unless extenuating circumstances exist.

Trade waste discharge charge remission calculations must be signed off by the relevant Service Manager/Group Manager.

In accordance with the *Water Supply (Safety and Reliability) Act 2008* Chapter 2 Infrastructure and service Part 6 Trade waste and seepage water approvals, RCC reserves the right to amend, suspend and cancel trade waste approvals as outlined in the Act.

Version Information

Version No.	Date	Key Changes
1	May 2014	• New policy

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Redland
CITY COUNCIL

TRADE WASTE MANAGEMENT PLAN

GL-1234-001

Approved By:	General Manager Infrastructure & Operations
Approved Holder:	Senior Trade Waste Officer

guideline document

GL-1234-001

ISSUE DATE	CHANGE DETAILS
April 2014 Version 4	<ul style="list-style-type: none"> - Amendment of categories, home businesses and grease arrestors; - Definition of powers and responsibilities; - Inclusion of Appendices 3, 4 and 5.
November 2015 Version 5	<ul style="list-style-type: none"> - Registration as guideline document. - Required delegations and appointments. - Definition of approval holder and business. - Approval of macerators with conditions. - Pre-treatment requirements. - Community service organisations and remissions. - Use of quality data for charging. - Legislated powers.

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guideline document



GL-1234-001

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SCOPE

This plan has been developed to provide information for business and industry on trade waste management methodology and requirements. It is applicable across Redland City Council (RCC).

PURPOSE

To ensure the effective management of commercial and industrial sewage discharged to the sewerage system which is in accordance with the principles of environmental sustainability and is in a manner which safeguards public health and employee safety and is consistent with Council's legal responsibilities and obligations.

DEFINITIONS

Act	Act means the <i>Water Supply (Safety & Reliability) Act 2008</i> and any other Act or Regulation attached to it pertinent to trade waste.
Additional charge	A charge for an additional load to the sewerage system.
Additional load	A waste discharge that exceeds the Sewer Admission Limits Agreement - see "Trade waste agreement".
Allowance	A factor that is determined by council and which is subject to change when required.
Annual charge	A utility charge for a category of trade waste for the cost to council of: administration of the trade waste service; and audit inspection and testing of premises.
Approval / Approved	Means approved by council.
Arrestor waste	Refer "Regulated waste".
Arrestor	An apparatus designed to intercept and retain silt, sand, oil, grease, sludge and other substances in a waste discharge.
BCCMA	<i>Body Corporate and Community Management Act 1997</i>
Biosolids	The treated solids (sludge), mainly organic, produced by sewage treatment.
BOD	Biochemical oxygen demand. Test to determine oxygen requirement for biochemical degradation of organic and inorganic material.
BUGTA	<i>Building Units and Group Titles Act 1980</i>
Cleaner production	Methods used to remove pollutants before they can enter the trade waste stream. For example, pre cleaning plates with paper towels before washing.
COD	Chemical oxygen demand. Test to determine organic and inorganic material that is subject to oxidation by a strong chemical oxidant.
Council	In this plan a reference to council means RW acting on behalf of RCC or any person appointed or authorised by RCC to act on behalf of council as the case may require.
Deemed to comply	Deemed to comply to sewer admission limits.
Domestic sewage	The liquid or liquid borne waste discharged to sewer from a toilet, shower, sink, bath, or similar fixtures designed for use in private dwellings.

Effluent	The liquid discharged following a wastewater treatment process.
Generator	Refer "Trade waste generator".
Generator identification number	On application by a person on the approved form, RW must assign the person a generator identification number.
Grease trap waste	Refer "Regulated waste".
Grease trap	Refer "Arrestor".
Human wastes	Human faecal substances and urine.
Inspection chamber	An access constructed in a drainage system to facilitate inspecting, testing or the clearance of obstructions.
Interceptor trap	Refer "Arrestor".
Interceptor waste	Refer "Regulated waste".
Owner	As defined in the <i>Local Government Act 2009</i> .
Premises	A lot as defined in section 1.3.5 of the <i>Integrated Planning Act 1997</i> , or for a lot under <i>BCCMA</i> or <i>BUGTA</i> – the common property for the lot.
Premises group	The land comprised in 2 or more premises, all the owners of which have mutual rights and obligations under <i>BCCMA</i> or <i>BUGTA</i> for the purpose of their respective ownerships, and includes the common property forming part of: (a) if the premises are lots included in a community titles scheme under <i>BCCMA</i> – the scheme land for the scheme; or (b) if the premises are lots under <i>BUGTA</i> – the parcel of which the premises form part.
Prohibited substances	Any object or substance that is not approved by RCC, in writing, that is thrown, deposited or discharged into the sewer or an opening, pipe or receptacle connected to sewer, other than domestic sewage.
RCC	Redland City Council
Redland Water	A commercial business unit of RCC responsible for water distribution and sewerage management.
Regulated waste	Non-domestic waste as mentioned in Schedule 7 of the <i>Environmental Protection Regulation 1998</i> (whether or not it has been treated or immobilised) and includes; (a) for an element – any chemical compound containing the element and (b) anything that has contained the waste.
RW	Redland Water
Sewage	Wastewater from the community including all faecal matter, urine, household and commercial wastewater that contains human waste.
Sewerage or sewerage system	Infrastructure used to receive, transport and treat sewage or effluent, and consisting of some or all of the following; (a) sewers (b) access chambers (c) vents (d) engines (e) pumps (f) structures (g) machinery (h) outfalls (i) works not mentioned in (a) to (h).
Stormwater drainage	A drain, channel, pipe, chamber, structure, outfall or other work used to receive, store, transport or treat stormwater.

Surfactants	The key ingredient of detergents, soaps, emulsifiers, wetting agents and penetrants. Anionic surfactants react with a chemical called methylene blue to form a blue-chloroform-soluble complex; the intense colour is proportional to concentration.
Trade waste	The water-borne waste from business, trade or manufacturing premises, other than: (a) waste that is a prohibited substance; or (b) human waste; or (c) stormwater.
Trade waste approval	Written approval by RCC for a person to discharge trade waste to RCC's wastewater system. It states the terms and conditions to be met by the trade waste generator and the owner/authorised agent with respect to the discharge of trade waste into RCC's wastewater system.
Trade waste generator	Any person, owner, occupier, company or body whose activity produces or has the potential to produce trade waste.
Trade Waste Officer	Trade Waste Officer means a person holding appointment as a trade waste officer of RCC.

ACTIONS AND RESPONSIBILITIES

1. Trade waste policy and management framework

1.1 Introduction

This plan details the minimum requirements for pre-treatment equipment and includes recommendations on cleaning requirements and cleaner production to help:

- safeguard public health and the environment;
- prevent harm or injury to sewerage employees;
- exclude harmful substances that could compromise the integrity of the sewerage system;
- equitably recover the cost of trade waste services to commerce and industry;
- provide operational data on the volume and composition of industrial and commercial effluent;
- encourage waste minimisation and cleaner production;
- promote water conservation;
- assist RCC meet its statutory obligations;
- conform with the Australian Sewage Quality Management Guidelines.

Trade waste is defined as: “any liquid waste other than domestic waste discharged to sewer”.

Liquid wastes are produced by a variety of industrial, commercial and domestic activities. *The Environmental Protection Act 1994* provides a general prohibition against the pollution of the environment by the discharge of such wastes, except where the person or agency holds an environmental authority permitting such discharge. All discharges to receiving waters require treatment to a standard that will maintain or enhance receiving water quality and environmental values.

Liquid waste generated by industry, small business and commercial enterprises is referred to as trade waste. *The Water Supply (Safety & Reliability) Act 2008* prohibits the unauthorised discharge of wastes, other than domestic sewage, into the sewerage system. The options for producers of trade waste are to have it treated at an approved treatment facility, obtain approval from RCC to discharge to the sewerage system or to obtain an environmental authority under the *Environmental Protection Act 1994* to treat the waste themselves before discharge to the environment.

A person must not discharge trade waste into (a) stormwater drainage; or (b) sewerage other than under a permit or approval issued or given by a local government under the *Local Government Act 2009*.

RCC provides a sewerage system primarily for the transport and treatment of domestic sewage. RW, a commercial business unit of RCC, is responsible for sewerage management. Payment for this service is collected through wastewater charges on each rateable property. This system may also be used, with the approval of Council, for the acceptance and treatment of trade waste. As trade waste imposes an additional load on the sewerage system, trade waste charges are applied as an additional wastewater charge.

RCC is required to meet the conditions of the environmental authority (licence), issued by Environment & Heritage Protection for its sewerage system including the disposal and reuse of treated effluent and biosolids. RCC is also required by the *Water Supply (Safety & Reliability)*

Act 2008 and the *Environmental Protection (Water) Policy 1997* to fully assess the effect of trade waste on the sewerage system and the environment before issuing a trade waste approval.

Under the *Environmental Protection Act*, RCC is held responsible for any pollution from stormwater outfalls under its control. The discharge of trade waste to stormwater drainage is prohibited under the *Local Government Act 2009*. It would also be a failure of the person's general environmental duty under the *Environmental Protection Act*. The stormwater system must only be used for the disposal of uncontaminated stormwater runoff.

A person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm.

Domestic sewage consists mostly of water which, after treatment to reduce biodegradable material, suspended solids and nutrients, can be disposed of in accordance with its environmental authority requirements. RCC is actively seeking opportunities to reuse and recycle treated effluent and biosolids.

Trade waste may have an organic strength many times that of domestic sewage and may overload the treatment facility. Trade waste may also contain a variety of other substances such as high levels of fats and grease, heavy metals, organic solvents and chlorinated organic substances which sewerage systems are not designed to treat. These substances may:

- pose a serious risk to the safety and health of sewerage workers;
- damage the infrastructure of the sewerage system;
- inhibit biological processes at the treatment plant;
- accumulate in biosolids, making their reuse difficult or impracticable; or
- pass through the plant untreated resulting in environmental contamination.

To ensure the continued protection of our environment and waterways, RCC'S policy is to accept, subject to conditions, biodegradable waste into the sewerage system provided that:

- the system is of adequate capacity to effectively collect, transport and treat the waste; and
- all practicable waste minimisation, recycling and reuse options have been applied by the trade waste generator.

Discharge of waste containing substances in amounts liable to be toxic or hazardous to the sewerage system, treatment process, personnel or the environment is prohibited. RCC may consider the acceptance of trade waste containing toxic or hazardous substances and non-degradable pollutants to sewer only after the waste has been pre-treated by on-site "best practicable treatment" to ensure sewer admission limits are not exceeded.

In order to maintain community confidence in RCC's wastewater operations, and in line with national practice, trade waste approvals are available for public scrutiny. Commercially confidential details will be withheld.

1.2 Objectives

- To safeguard public health and the environment.
- To prevent harm or injury to sewerage employees.
- To safeguard the sewerage system against damage, blockage or surcharging.
- To exclude non-biodegradable and potentially harmful substances that may:
 - lead to non-compliance with the conditions of RCC's environmental authority issued by the Department of Environment Heritage & Protection;
 - cause the treatment process to fail;
 - render effluent or biosolids unacceptable for reuse or disposal;
 - cause physical damage to infrastructure; or
 - cause any other detriment to the environment.
- To equitably recover the cost of services to commerce and industry, including the cost of conveyance, treatment and disposal and maintenance and repair of damage to the sewerage system.
- To provide operational data on the volume and composition of industrial and commercial effluent to assist in the operation of the sewerage system, the design of augmentations or new sewerage systems, and waste management reporting.
- To encourage waste minimisation and cleaner production, including waste prevention, recycling, and pre-treatment.
- To promote water conservation.
- To assist RCC meet its statutory obligations.
- To conform with the Australian Sewage Quality Management Guidelines 2012, Acceptance of Trade Wastes (industrial wastes), Agriculture and Resource Management Council of Australia and New Zealand and Australian and New Zealand Environment and Conservation Council, November 1994.

1.3 Process

RCC aims to achieve these objectives by a process which is transparent, equitable, accountable, abreast of best practice, and responsive to changing community needs and concerns.

1.4 Policy instruments

The objectives will be achieved using a combination of policy instruments, including:

- sewer admission limits (acceptable concentration limits for sewerable wastes);
- conditional trade waste approvals;
- "user pays" pricing; and
- effluent improvement programs.

A list of legislation relevant to trade waste control and acceptance to sewer is given in Associated Documents. This is not, nor is it intended to be, a complete listing of all legislation pertaining to the control of trade waste.

1.5 Delegations and Appointments

1.5.1 The Service Manager, Group Manager and General Manager have:

- financial delegation for the approval of expenditure;
- delegation to issue and administer a notice under section 34 of the *Water Supply (Safety and Reliability) Act 2008*.

1.5.2 Each trade waste officer has appointment as an authorised person under the *Local Government Act 2009*.

2. Trade waste control

2.1 Application and approval process

It is an offence to discharge trade waste to the sewer unless a trade waste approval has been issued (*Water Supply (Safety & Reliability) Act 2008*). A sewerage service provider may give a person approval to discharge trade waste into the sewerage infrastructure; (see section 180).

A trade waste approval is a written approval stating the requirements and conditions under which a discharge is allowed and is approved by the Service Manager. Two types of approvals are referred to in this plan – category 1 and category 2 wastes. Trade waste generators are classified as either category 1 or 2 depending on the waste load imposed on the sewer.

Any person or business wishing to discharge trade waste to sewer must make written application for an approval to discharge. Applicants should contact RCC's trade waste office for advice on the type of application required and the procedures for obtaining approval (Appendix 2).

Applications should be lodged prior to commencement of trading. Examples of appropriate times for lodging applications may include:

- during the processing of a building application for new premises or extensions intended for industrial and/or commercial usage;
- change in tenancy of such premises;
- change of ownership of such premises;
- shop fit-outs of such premises;
- during the processing of an application to strata title such premises;
- existing premises where trade waste is generated and no trade waste approval has been issued; or
- where a change in process technology occurs.

Liquid waste disposal contractors wishing to discharge septic tank, portable toilet waste or other approved holding tank or liquid waste to the sewer or wastewater treatment plant must be licensed (section 13) and must apply for an approval.

An application form and advice on how to complete the form may be obtained in person from RCC or at www.redland.qld.gov.au.

Failure to provide all required information will result in delays in approvals.

Any plumbing and drainage work associated with the installation of any treatment process shall be in accordance with the *Plumbing and Drainage Act 2002*, *Standard Plumbing and Drainage Regulation 2003*, National Plumbing and Drainage Code (AS/NZS 3500), and all work must be carried out by a licensed plumber and drainer.

General advice on treatment and disposal options for non-sewerable waste may be obtained from RCC, however advice should also be sought from appropriately licensed liquid waste disposal contractors and private consultants.

A trade waste approval is specific to the property and business and copies are issued to both the property owner and the business owner. The property owner is the approval holder and is the primary point of contact regarding the approval and responsible for the payment of charges.

Where several businesses generating trade waste operate on a property, a separate application must be submitted for each business.

Separate businesses are identified as ones which are operating:

- at separate locations on the property or under separate lease agreements with the property owner; and
- under different business names.

Separate businesses typically have separate staff structures, financial structures and operational activities. However they may have the same business owner.

An area within the premises of one business which is sub-leased to another business is not regarded as a separate trade waste generator. The major lease holder must accept final responsibility for the trade waste activities of the sub-leased area.

2.2 Discharge categories

All trade waste accepted to sewer will be classified according to the following 2 categories for the purposes of a trade waste approval and charging.

Parameter	Category 1 low strength and volume	Category 2 high strength and volume
Biochemical oxygen demand (BOD ₅), mg/L	<600	>600
Chemical oxygen demand (COD), mg/L	<1500	>1500
Suspended solids, mg/L	<600	>600
Total oil & grease mg/L	<200	>200
Total Nitrogen, mg/L N	<150	>150
Total Phosphorus, mg/L P	<50	>50
Volume, kL/annum	Subject to approved drainage design.	Subject to approved drainage design.
Charges	See section 7.1.1.	See section 7.1.1.

Acceptance of any waste is conditional on compliance with the sewer admission limits or unless otherwise approved. It is the responsibility of the trade waste generator to ensure limits are not exceeded.

In the event of any significant change in discharges by a category 1 generator, the waste will be treated as a category 2 waste for the purposes of charging and monitoring.

2.3 Approval category 1 and 2

A trade waste generator producing waste assessed as suitable for sewer discharge and classified as Category 1 or 2 may be issued with a trade waste approval and shall remain in force for the specified period unless cancelled. Trade waste approvals are not transferable.

The approval states the terms and conditions the holder of the approval must observe to discharge trade waste to Council's sewerage. These may include, but are not limited to:

- expiry/renewal date;
- generator identification number;
- the location of the premises and nature of the occupancy;
- the type and composition of trade waste that may be discharged;
- a statement that the quality of waste shall comply with the sewer admission limits as specified in Appendix 1 and details of any allowed variations;
- additional charges in accordance with 7.1.3;
- the quantity of trade waste that may be discharged;
- the rate of discharge, including maximum rate of discharge;
- the time when trade waste may be discharged;
- the period for which trade waste may be discharged;
- the method for estimation or measurement of discharge volume;
- provisions for measurement and sampling of discharge prior to entry to sewer;
- details of any pre-treatment required;
- conditions for maintenance of, and removal of waste from, pre-treatment equipment including the frequency of cleaning;
- records to be kept concerning the cleaning and maintenance of pre-treatment equipment;
- a statement that trade waste charges apply and shall be paid in accordance with section 7, and
- any other conditions considered by council to be appropriate.

When the trade waste applicant is not the owner of the premises, a copy of the approval will also be supplied to the owner because of the owner's responsibilities for payment of trade waste charges.

2.4 Approval category 2 – separately metered

A very large trade waste generator producing waste assessed as suitable for sewer discharge and classified as category 2 will be issued with a written trade waste approval. The approval shall remain in force for the specified period unless cancelled. Trade waste approvals are not transferable.

The approval states the terms and conditions the holder of the agreement must observe to discharge trade waste to sewerage. These include the above approval conditions with additional conditions, if required, as follows:

- details of self regulation monitoring program including:
 - sampling point;
 - frequency of sampling;
 - method of sample collection and type of sample to be collected;
 - analyses required;
 - methods of analyses;
 - requirement for a NATA-accredited laboratory, data transfer and availability to Council;
- type, design and location of flow measuring equipment and requirements for calibration;
- methods to be used for estimation of data lost due to failure of sampling program or flow measurement instrumentation;
- provision for measurement and sampling of discharge prior to entry to sewer;
- records to be kept concerning the cleaning and maintenance of pre-treatment equipment and disposal of waste;
- the obligation of the trade waste generator concerning any variations to operation or treatment processes that may affect discharge quantity or quality including change of business type.

When the trade waste generator is not the owner of the property, a copy of the approval will also be forwarded to the owner because of the owner's responsibility to pay trade waste charges. Commercial confidential details will be withheld.

2.5 Suspension or cancellation of trade waste approval

Council reserves the right to amend, suspend and cancel trade waste approvals as outlined in section 182 of the *Water Supply (Safety & Reliability) Act 2008*.

Terms and conditions of a trade waste approval in respect of any matter occurring before the suspension or cancellation, including the payment of charges owing, shall continue to have force and effect after the suspension or cancellation of the trade waste approval.

2.6 Penalties and recovery of costs

RCC may prosecute any person who commits a breach of the *Water Supply (Safety & Reliability) Act 2008* or the *Local Government Act 2009* and its subordinate legislation, or who refuses or neglects to comply with any direction or requirement pursuant to the above legislation, or other relevant legislation. Penalties are set out in the above legislation, and include substantial fines.

RCC may recover costs of repairing the damaged sewerage system from anyone causing damage to the sewerage system by discharging unauthorised material, making an unauthorised connection or interfering with infrastructure.

3. General requirements for trade waste generators

3.1 Sewer admission limits

Any waste discharged to RCC's sewer shall comply at all times with the trade waste sewer admission limits as set out in Appendix 1 unless otherwise specified in the trade waste approval. These limits are subject to periodic review.

The sewer admission limits, unless otherwise specified in the trade waste approval, are absolute maximums.

Trade waste streams that are not compatible in character may not be combined. The trade waste stream and domestic waste stream should, wherever practicable, discharge separately to the sewer. Where there is a common sanitary drain, allowance for the domestic component will be made to estimate the actual trade waste component strength.

Trade waste generators are encouraged to implement waste minimisation practices and install best practice pre-treatment processes to reduce both the volume and the contaminant load of wastes discharged to sewer.

The dilution of trade waste with water to achieve compliance with the sewer admission limits is prohibited. RCC has obligations to avoid sewer overflows and consequently may impose an additional charge or limit for additional discharges to sewer.

3.2 Effluent improvement programs

For Category 1 waste, an approved pre-treatment system and maintenance program should provide a satisfactory effluent to comply with sewer admission limits.

RCC, at its discretion, may reach agreement with a Category 2 trade waste generator for the acceptance of waste to sewerage that exceeds the sewer admission limits. Additional charges (section 7.1.2) may apply for such parameters.

Where such an agreement is made, the trade waste generator is to prepare an effluent improvement program for approval. This program would include:

- a description of the effluent quantity and quality;
- provision for monitoring and reporting waste quantity and quality;
- an examination of waste prevention and recycling options;
- an examination of options for the conservation of water;
- a program involving the development of waste reduction and pre-treatment aimed at reducing contaminant levels over a period of not more than 3 years to the prescribed admission limits. An action program must be provided, including expected outcomes, timelines and milestones;
- preparation of a report for Council, including a summary of achievements and options.

Existing category 2 trade waste generators required to develop an effluent improvement program will be advised of this requirement in writing. If the generator has not completed a satisfactory effluent improvement program, the generator is required to show cause and request an extension of time with reasons. RW may issue a new trade waste approval, subject to conditions that:

- (a) a satisfactory effluent improvement program be submitted within 28 days; and
- (b) that the trade waste approval may be varied after submission of the effluent improvement program as necessary to enforce the implementation of the program.

3.3 Cleaner production

Category	Benefit
Financial	<ul style="list-style-type: none"> • Reduction in waste treatment, raw materials and other operating costs. • Reduction in potential environmental liabilities and avoidance of statutory compliance costs. • May lead to insurance savings/improved credit rating as a result of reduction in risks and liabilities. • May provide enhanced access to capital from financial institutions and lenders. • Will often find low capital projects that provide significant return, many projects will pay back within short time frames.
Legal	<ul style="list-style-type: none"> • Ability to meet statutory obligations. • Provide evidence of due diligence.
Organisational	<ul style="list-style-type: none"> • Protection of public and employee health and safety. • Increased productivity. • Increased staff motivation via employee participation in idea generation and implementation. • Support of employees, communities, customers and the public.
Technical	<ul style="list-style-type: none"> • Increased process efficiency. • It may encourage innovation in design.
Community	<ul style="list-style-type: none"> • Assists a company to meet the requirement being increasingly demanded of industry by the community, that industry should accept environmental responsibility and, in return, the community is likely to grant industry "right to operate".
Market based/promotional	<ul style="list-style-type: none"> • Reduces consumer risks associated with products containing hazardous materials. • Demonstrates a company is willing to accept the challenge of continuous improvement and to operate in an ecologically sustainable manner. • Better public image and ability to have credible "green marketing". • Potential for increased share price and market share.
Environmental	<ul style="list-style-type: none"> • Efficient use of resources. • Reduction in waste emissions.

4. Pre-treatment processes and equipment

4.1 Arrestors

Where arrestor installations are required to pre-treat waste before discharging to sewer, they must be of an approved design and capacity. Trade waste drainage and wastepipes are to be installed using trade waste approved materials (AS/NZS 3500.2:2003 – Section 2.4).

Maintenance and cleaning of arrestors shall be carried out at least every 3 months or by approval, within a specified time period complying with conditions of the trade waste approval and must be carried out by an approved waste transporter under the *Environmental Protection Act 1994* and the *Environmental Protection Regulation 1998*.

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Applications for the extension of the minimum maintenance period may be lodged with Council.

Where it is intended that several trade waste generators share the use of an arrestor, the following information is required on the approval application plan:

- the size of the arrestor;
- details of the loading to be discharged by each trade waste generator;
- the names of the businesses and shop number(s) sharing the arrestor;
- measuring and servicing agreements between generators for charging purposes.

Domestic waste, rain and stormwater must not be directed through the grease arrestor.

In a situation where an arrestor is required for pre-treatment but cannot be installed because of specific site constraints, an additional charge may be applied if the discharge is acceptable to sewer.

A hose tap for cleaning must be fitted within 3 metres of the arrestor.

Guidance on the sizing and installation of arrestors is available from:

- pre-treatment guidelines for trade waste discharges;
- the *Standard Plumbing and Drainage Regulation 2003* sections 39 and 40;
- Redland Water;
- sewerage inspector;
- private hydraulic consultants.

Each application will be assessed on the nature of the waste to be treated, the proposed treatment method, site location and potential effluent quality.

4.1.1 Grease arrestor

The maximum capacity of an individual grease arrestor shall be 5000 litres, the minimum size is 1000 litres. Where the design capacity requirement is greater than 5000 litres, these will be assessed on a case-by-case basis. Each arrestor is to be a discrete installation separately treating a defined waste stream.

All concrete grease, acid and silt arrestors shall be protected by an internal acid resistant protective coating that is installed:

- (a) during the manufacture of the arrestor; and
- (b) prior to the delivery and installation of the arrestor; and comprised of:
 - a spray-on protective coating; or
 - an epoxy protective coating; or
 - a liner made from a durable material.

One pre-treatment device per discharger is preferred.

Where it is not practicable to install one pre-treatment device per discharger and several trade waste generators must share the use of a grease arrestor, the following information is required to be clearly tabled on the plan submitted with the application for approval:

- the size of the arrestor;
- details of the loading to be discharged by each trade waste generator;
- the names of the businesses and shop number(s) sharing the arrestor.

NB. Please refer to Section 4.8 for sizing details for these proposed installations.

Grease arrestors must be located to allow appropriate access for inspection, pump out and cleaning, fitted with vents, a full length and width opening that may require gas tight covers and frames. Where practicable and within 3 metres, a hose cock with suitable backflow prevention is to be provided for cleaning. The location must be approved prior to installation.

The use of solvents, enzymes, mutant or natural bacterial cultures, odour control agents or pesticides in grease arrestors is prohibited unless specifically approved. Conditional approval may be given to allow the trade waste generator to demonstrate that the product to be used does not adversely impact on the sewerage system or the environment.

Maintenance cleaning of grease arrestors shall be carried out on a regular basis in accordance with conditions of the trade waste approval by a waste transporter licensed under the *Environmental Protection Act 1994* and the *Environmental Protection Regulation*. The maintenance period may be changed at any time at the discretion of council.

In a situation where a grease arrestor is required for pre-treatment but cannot be installed because of specific site constraints, an additional charge (section 7.1.3) will apply.

4.1.2 Mineral oil separator

Appropriately sized mineral (petroleum) oil arrestors for the treatment of oily wastewater will be approved in most circumstances. Acceptable methods include:

- vertical plate separators;
- coalescing plate separators;
- membrane technology;
- diffused air flotation (DAF);
- chemical precipitation;
- hydrocyclones;
- triple stage interceptors; and
- other apparatus/methods.

Special maintenance schedules and maintenance procedures are required. Each application will be assessed on the nature of the oily waste to be treated, the proposed treatment method and site location. Removal of oily waste shall be done by a waste transporter licensed under the *Environmental Protection Act 1994* and the *Environmental Protection Regulation 1998*.

Subject to recommendations by the manufacturers of plate separators, “Quick Break Detergents” should be used with plate separation units.

4.1.3 Cooling tank

High temperature waste affects both the waste stream and the sewer system. Trade waste discharged to sewer must be below 38°C.

4.1.4 Dilution tank

A dilution tank may be required to balance high strength discharges.

4.1.5 Neutralisation tank

Where a waste is outside the acceptable pH range, it may negatively affect Council's sewer system, release toxic gases or cause corrosion. A neutralisation tank may be required to correct the pH and to allow a controlled discharge rate. The tank contains marble chips which must be replaced when spent. All neutralisation tanks must be lined with a corrosion resistant impervious liner or be wholly constructed of this material.

4.1.6 Silt arrestor

A silt arrestor is an above or below ground tank which collects and traps solids and silts. Some may be fitted with a grate and a removable basket.

4.2 **Dissolved air flotation**

Dissolved air flotation (DAF) units are designed to remove solids, grease and oil through the introduction of high pressure air into the waste stream.

4.3 **Dry basket arrestor**

A dry basket arrestor is a pit or tank which is fitted with a fixed screen or removable basket that catches solids. Lint traps and bucket traps are types of dry basket arrestors.

4.4 **Enzymes / micro-organisms**

4.4.1 Enzyme and bacterial cultures

Enzyme and mutant or natural bacterial cultures may be permitted for use in certain biological pre-treatment systems by way of specific approval. Applicants will need to demonstrate the product does not adversely impact on the sewerage system, the environment and minimum arrestor servicing is maintained.

4.4.2 Genetically modified organisms

The use of genetically modified organisms (GMOs) is regulated under the *Gene Technology Act 2000* (Commonwealth legislation) and the *Gene Technology Act 2001* (Queensland legislation).

Any person wishing to discharge commercial products containing GMOs to sewerage must first obtain approval from the Genetic Technology Regulator, Canberra for the release of organisms. Council may then grant approval to discharge to sewerage.

Laboratories and other facilities which culture, package or transport GMOs should have in place sufficient procedures and pre-treatment equipment to ensure that no live GMOs are discharged to sewerage.

4.5 **Food waste disposal units**

Food waste disposal units (garbage grinders/sink-to-sewer disposal units) may be approved for non-domestic use by specific approval. Where installation is approved, an annual charge based on motor power shall be made (section 7.1.5) for Category 1 approvals.

4.6 Devices that macerate or pulverise waste

Upon application and review, Council may accept discharge from devices used by care facilities to macerate or pulverise solid waste. The application is made as part of a plumbing application and must include all information about the proposed device and model. This is forwarded to the Trade Waste unit for review and is assessed on a case-by-case basis. The macerator must be used according to the manufacturer's instructions and any additional conditions imposed by Council. Council reserves the right to refuse installation or to order removal if it is deemed an unacceptable risk to the sewer infrastructure.

Solid waste includes, but is not confined to, sanitary napkins, placenta, surgical waste, disposable nappies, and paper-mache bedpan and urine containers.

4.7 Containment of toxic/hazardous substances

Any potentially toxic or hazardous substances shall be stored in bunded areas where leaks, spillage, or overflows cannot be drained by gravity or by any automated mechanical means to sewerage or the stormwater drainage system.

Bunding of toxic or hazardous substances shall be roofed and separated from stormwater ingress to meet recommendations of applicable guidelines, standards, or codes of practice.

Accidental spills or discharges must be immediately reported to Council's emergency number and Redland Water (refer to Appendix 2 for contacts).

4.8 Guideline for sizing of an arrestor

Fixtures/Fittings	Capacity (L)
Bain marie - water heated	Maximum capacity of the apparatus x 3
Floor waste via bucket trap or drain	50L for every 50 square metres of floor area or part thereof, plus the capacity of any connected apparatus
Sealed floor waste gully	The capacity of any connected apparatus
Cleaner's sink	30
Dishwasher - tunnel feed	Manufacturer's peak flow rate per hour x 3
Dishwasher – large (>1 outlet)	Manufacturer's peak flow rate per hour x 3
Dishwasher – medium (upright)	300
Dishwasher – small (under bench)	150
Glass washer - tunnel feed	Manufacturer's peak flow rate per hour x 3
Glass washing machine	150
Grease canopy, water cleaned and plumbed to sewer	50
Hand basin	30
Ice cream machine, plumbed to sewer	60
Laboratory sink, commercial	50
Laboratory sink, educational facility	22
Noodle cooker	100
Potato peeler, large industrial	Manufacturer's peak flow rate per hour x 3
Potato peeler, small retail	100
Rotisserie rack	100

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Fixtures/Fittings	Capacity (L)
Steamer roast oven/combi oven, plumbed to sewer	1000 plus 40per rack
Electric or gas /steamer cooker/kettle	200
Sink, depth greater than 300mm	300
Sink, depth up to and including 300mm	150
Trough up to 4 taps	40
Trough greater than 4 taps	40 plus 10 per additional tap
Tundish condensate (refrigerator / freezer condensate)	3
Tundish (except refrigerator / freezer condensate)	10 plus any connected apparatus
Wok burner dry	30 per water arm
Wok burner wet	Manufacturer's peak flow rate per hour x 3

5. Requirements for specific generators

The types of operations which are required to be registered as trade waste generators include but are not limited to the following. Typically the listed pre-treatment systems are required to be installed. The trade waste category given is a guide only, and each operation is categorised according to risk.

Industry	Discharge	Typical Category	Minimum pre-treatment
Engineering industries			
Automotive dismantlers; wreckers; mechanical workshop Service stations; refuelling bay Vehicle wash-bay; car detailing; commercial vehicle washing, manual or automatic; plant and equipment washing	Grease, oils, petroleum hydrocarbons, suspended solids, metals, solvents, detergents	1	Minimum 1000L pit with dry basket arrestor and minimum 1000L mineral oil arrestor. Units will be sized according to influent flow.
Panel beater; spray painting	Grease, oils, suspended solids	1	Minimum 1000L pit with dry basket arrestor and minimum 1000L mineral oil arrestor. Units will be sized according to influent flow. Discharge from a spray booth area is not permitted. Paint solvents, thinners are not permitted into the sewer.

guideline document

GL-1234-001

Industry	Discharge	Typical Category	Minimum pre-treatment
Radiator repairs	Suspended solids, pH, heavy metals	1	Silt arrestor. Metal removal and pH adjustment may be required before discharge to sewer. * Capture the radiator fluid in a tray or container before removing the radiator from the vehicle. Radiator fluid may not be discharged to sewer. * Floor must be bunded to prevent spillage draining to sewer.
Major manufacturing industry	BOD/COD, grease, suspended solids	TBA	Liaise with Council
Food industries			
Food preparation but with no onsite cooking and no greasy waste including: * Coffee shop * Ice cream parlour * Juice bar	BOD, suspended solids	1	No pre-treatment required
Commercial cooking with the generation of greasy waste including: * cooking of meals, baking, cooking of meat or dairy products; * doughnut or pizza cooking; * fish and chips shops; * hostel or commercial accommodation; * child-care centres.	BOD/COD, grease, suspended solids	2	* Dry basket arrestor for floor waste if installed * Minimum 1000L grease arrestor
Butcher, chicken processing with no onsite cooking	BOD/COD, grease, suspended solids	2	* All drainage from sinks and floor waste to pass through a dry basket arrestor * Dry basket arrestor for floor waste if installed * Minimum 1000L grease arrestor
Fish and shellfish processing with no onsite cooking	BOD/COD, suspended solids	1	* All drainage from sinks and floor waste to pass through a dry basket arrestor * Dry basket arrestor for floor waste if installed
Major food processing industry	BOD/COD, grease, suspended solids	TBA	Liaise with Council
Medical industries			
Dental surgery	Amalgam silver, suspended solids	1	Standard filters required on spittoons

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Industry	Discharge	Typical Category	Minimum pre-treatment
Doctors' surgery; medical centre; hospital	Suspended solids, chemicals	1	Plaster arrestor - see photographic section
Optical glass manufacturing	Suspended solids	1	Silt arrestor
Funeral parlour, morgue, autopsy table	Suspended solids	1	Dry basket arrestor in floor waste. Screens at the table drainage outlet.
Animal industries			
Animal wash bay	BOD, suspended solids	1	Dry basket arrestor
Animal housing	BOD, suspended solids	1	Minimum 1000L silt arrestor may be required if sediment drains to sewer
Textile industries			
Dry cleaning	Dry cleaning fluids/solvents	1	* No pre-treatment required * Dry cleaning fluids must not be discharged to sewer
Laundry	Lint, high temperatures	1	* 1mm mesh lint screens internal or external to machines
Other requirements			
Bin wash	Suspended solids, BOD, grease	1	Dry basket arrestor in floor waste
Crafts		TBA	Assessment required
Hairdressing		1	No pre-treatment required
Laboratory (school)	Chemicals	1	1000L neutralisation tank
Laboratory (other)	Chemicals	TBA	Liaise with Council
Non-digital photographic processing and developing, X-ray processing, or graphic arts Printing Screen printing	Silver, thiosulphate, sulphite, ammonia	TBA	* Settling tank may be required * Neutralising tank may be required * Metal recovery unit * Flammable solvents must not be discharged to sewer
Swimming pools (municipal and commercial), hydrotherapy installations, ornamental ponds, recreational lakes	High flow rate, corrosion inhibitors, biocides	1	Settling tank may be required. Discharge flow restrictions may apply.
Cooling towers	Biocides, corrosion inhibitors	1	No pre-treatment is required.

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5.1 Medical, clinical, dental, veterinary and infectious wastes

Clinical and related waste should be managed in accordance with the requirements of the *Environmental Protection (Waste Management) Regulation 2000*.

Solid wastes from any hospital, clinic, office or surgery of a medical or veterinary facility or laboratory, convalescent or nursing home or health transport facility; including, but not limited to, hypodermic needles, syringes, instruments, utensils, swabs, dressings, bandages, or any paper or plastic item of a disposable nature, or any portions of human or animal tissue; shall not be discharged to the sewer.

The discharge to sewer of liquid wastes including faeces and body fluids from any hospital, clinic, office or surgery of a medical or veterinary facility or laboratory, convalescent or nursing home or health transport facility is permitted in accordance with the National Guidelines for Waste Management in the Health Industry 1999, National Health and Medical Research Council subject to approval.

Infectious or hazardous liquid wastes deemed to pose a threat to public health and safety may not be discharged to the sewer without approval. Such wastes shall require treatment to render them non-infectious or non-hazardous prior to discharge. When approved for discharge, trade waste charges will apply.

5.2 Landfill leachate and disposal facility wastewater

Leachate from landfill sites and wastewater from waste treatment/disposal facilities constitutes a trade waste and may not be discharged to sewer without approval through the issue of a trade waste approval.

Charges in accordance with the discharge category classification will apply.

5.3 Discharge from open areas

The discharge of stormwater and rainwater to sewer is prohibited.

5.3.1 Wash Bays

Wash bays in open areas must be roofed and bunded to prevent the ingress of stormwater into sewer.

5.3.2 Contaminated areas

The ingress of surface water from a potentially contaminated open area to sewerage can cause severe operational problems. However, there may be circumstances when it may be beneficial to accept these wastes to the sewer under strict controls.

The discharge to sewer from any potentially contaminated open area that is raised or bunded may be considered providing the potential quality and quantity requirements are acceptable. A plan detailing potential discharges and servicing is required to be developed for consideration.

Applicants should note that an open area approval is not an alternative to the appropriate management of polluted areas such as roofing or other methods to keep water away from the open area. Applicants must demonstrate too that all appropriate measures to keep runoff water away from the potentially contaminated open area have been taken.

A trade waste approval is required to discharge such waste.

All applications for sewer discharge from open areas must have controls incorporated in the design that will, in the opinion of council, ensure that:

- sewage blockages or overflows do not flow directly into stormwater drainage;
- waste discharge point is above flood, overflow relief gully, and finished surface level;
- all effluent is pumped to sewer at an approved rate;
- all discharge to sewer ceases automatically after a predetermined level of rainfall volume (mm) and/or intensity (mm/hr) are approved;
- the "first flush" volume is collected and segregated during wet weather with additional runoff directed to the storm water system. Applicants should seek advice on the required "first flush" volume to be collected;
- the "first flush" volume collected is pumped to sewer, after any necessary pre-treatment, no sooner than one hour after the cessation of rain;
- an approved device for the determination of sewer discharge flow and volume to be installed:
 - potential sewage discharge or backflow from sewerage is prevented from entering the stormwater system;
 - regular maintenance and cleaning of approved apparatus is acceptable;
 - work in cleaning the apparatus must be carried out by an approved operator.

Charges in accordance with the discharge category classification will apply.

5.4 Discharge of liquid wastes from vessels, vehicles and aircraft

5.4.1 Vessels

Depending on the quality, the discharge of certain galley and toilet wastes from vessels may be permitted via approved "pump out" facilities at ports and marinas. The operator of such facilities must hold an approval for discharge to sewerage.

The discharge of both treated and untreated sewage can only occur in accordance with the *Transport Operations (Marine Pollution) Act 1995*.

Charges in accordance with section 7.2.5 will apply.

The discharge of untreated bilge water to the sewer is prohibited. Accidental spills or discharges must be immediately reported to Council's emergency number and Redland Water (refer to Appendix 2 for contacts).

5.4.2 Buses, aircraft, recreational vehicles

The discharge of toilet waste from buses, aircraft or recreational vehicles may be permitted at approved discharge locations such as bus or transport depots, terminals, caravan parks and by liquid waste transporters. The owner of the premises or facility must hold a trade waste approval and discharge and disposal must be in accordance with the approval conditions. Accidental spills or discharges must be immediately reported to Council's emergency number and Redland Water (refer to Appendix 2 for contacts).

Charges in accordance with section 7.2.5 will apply.

5.5 Regulated, tank and arrestor wastes

Removal of regulated waste shall only be by approved waste transporters licensed by the *Environmental Protection Act, Environmental Protection Regulation 1998* and transported, stored, treated or disposed of in accordance with the requirements of the *Environmental Protection Regulation 1998* and the *Environmental Protection (Waste Management) Regulation 2000*.

No person shall discharge or cause to be discharged directly or indirectly to sewerage, wastes from any waste transport vehicle without a trade waste approval.

Removal and disposal of septic tank waste, portable toilet waste and holding tank waste shall only be done by a licensed waste transporter. Such waste may be disposed of to sewerage in accordance with trade waste approval conditions.

Waste from grease and oil arrestors, other than treated effluent from approved installations (section 13.2), shall not be disposed of to the sewerage system. Such wastes shall be disposed of in a manner and/or at an approved site in accordance with requirements of the *Environmental Protection Act* and the *Environmental Protection Regulation 1998* and the *Environmental Protection (Waste Management) Regulation 2000*.

All waste transporters shall maintain records to account for all waste collected and disposed of within or outside Redland City.

Trade waste charges in accordance with Section 7.2.5 are invoiced to the transporter for waste received at RW's designated waste disposal sites.

Advice on the disposal of non-sewerable liquid waste may be obtained from RCC.

6. Trade waste charges and fees

Under POL-1837 Council has a policy for the making and recovery of rates and charges. Wastewater charges are levied under sections Chapter 2 Part 7 of the *Local Government (Finance, Plans & Reporting) Regulation 2010* made under the *Local Government Act 2009*. Charges to be levied for the ensuing financial year will be determined by council resolution passed before or at the same time as the budget in any financial year. Wastewater and trade waste charges for the current financial year are listed in council's annual budget resolutions and are also available from RCC at www.redland.qld.gov.au.

Trade waste charges are in addition to other wastewater charges. Commercial wastewater charges are based on sewer units derived from the number of toilet pedestals and urinals rated on the property. Trade waste charges are based on effluent and wastes entering the sewerage system and treatment.

Trade waste charges are approved by the relevant Service Manager or Group Manager up to the level of their financial delegation.

Trade waste concessions or remissions are approved by the relevant Service Manager or Group Manager up to the level of 10% of their financial delegation.

Charges, concessions or remissions above these levels are referred to the General Manager.

6.1 Wastewater charges for trade waste

6.1.1 Methodology

The trade waste discharge is divided into 2 categories for administration and treatment for charging purposes (Section 6).

A trade waste generator charge is applied to all categories as a minimum charge for recurring administration and overhead costs associated with trade waste control.

Accounts for trade waste discharged to sewer will be:

- (a) forwarded 4 times a year;
- (b) a debt due by the owner of the property (who may not necessarily be the trade waste generator);
- (c) obligations for payment of charges are in accordance with payment of rates;
- (d) recoverable in the same manner as general rates.

6.1.2 General trade waste charges

A property becomes subject to trade waste charges effective from the trade waste approval and/or business start date. Charges are based on the actual quality and quantity of waste and discharge for the period, not on figures described in the trade waste approval.

Charges will be determined as follows:

Category 1 - trade waste generators:

- A *trade waste generator* charge which is a charge for access to the sewer.
- A *trade waste discharge treatment* charge which is a quantity charge on the total annual volume of trade waste discharged to the sewer to be calculated as follows:

$$C = Q \times k$$

where:

- C is the annual charge (\$)
- Q is the annual volume (kL) which is determined as defined in section 11.1, and
- k is the unit charge rate (\$/kL). The unit charge, k, incorporates both volume and load costs based on domestic strength sewage, is based on the total cost of providing and maintaining the sewerage system for the total annual wastewater flow to the sewerage plant(s).

Category 2 - trade waste generators:

- A *trade waste generator* charge which is a charge for access to the sewer.
- A *trade waste discharge treatment* charge which is a quantity and quality charge on the total annual discharge of trade waste to the sewer. Quality charges shall be made for BOD₅ (or alternatively COD), total suspended solids (TSS), total Nitrogen (TN), total Phosphorus (TP), total oil and grease (TOG). The calculation is as follows:

$$C = Q \times a + \frac{Q \times X_{\text{BOD}} \times N_{\text{BOD}} + Q \times X_{\text{TSS}} \times N_{\text{TSS}} + Q \times X_{\text{TKN}} \times N_{\text{TN}} + Q \times X_{\text{TP}} \times N_{\text{TP}} + Q \times X_{\text{TOG}} \times N_{\text{TOG}}}{1000}$$

where:

- C is the total annual charge (\$);
- Q is the total annual discharge volume (kL) which is determined as defined in section 11.2;
- a is the category 2 unit charge for volume (\$/kL). This is the unit charge for the volume component only and should not be confused with “k” (Category 1) which is a volume-based charge which reflects the total cost of operation and treatment for the sewerage system for both volume and mass load based on domestic strength sewage;
- X_{BOD} , X_{TSS} , etc, are the average concentrations of the pollutants BOD, TSS, etc (mg/L); and
- N_{BOD} , N_{TSS} , etc, are the unit charges for the pollutants BOD, TSS, etc (\$/kg).

All Category 2 customers are charged at “deemed-to-comply” except for customers who were already Category 2 before July 2008. It is assumed that Category 2 customers meet sewer admission limits and are not charged over-limit strength.

For deemed-to-comply customers, TN is charged up to 50mg/L and TP is charged up to 10mg/L instead of 150 and 50 mg/L respectively as these strengths would be more closely related to domestic strength.

Deemed to comply parameters are:

Parameter	Strength
Biochemical oxygen demand (BOD ₅), mg/L	600
Chemical oxygen demand (COD), mg/L	1500
Suspended solids, mg/L	600
Total oil & grease mg/L	200
Total Nitrogen, mg/L N	50
Total Phosphorus, mg/L P	10

Deemed-to-comply customers may prefer to provide NATA accredited sampling results to RCC, which could be lower than the above parameters, for charge calculation.

6.1.3 Additional charges for over-limit discharge

This charge applies:

- where council agrees to accept to sewerage, waste which has properties in excess of those defined in the general limits (Appendix 1) of the sewer admission limits and the conditions of such acceptance are defined in the trade waste approval;
- or
- where a trade waste generator discharges waste to sewer in excess of the limits defined in the trade waste approval or the sewer admission limits (Appendix 1) without approval to exceed the limits;
- or
- where in a specific case of a Category 1 generator that does not have a grease arrestor, an additional charge based on concentrations of pollutants is added to the volume charge of the generator. The period of this charge is subject to approval.

This charge shall apply to each non-complying parameter in addition to the general charges under section 7.1.2.

The formula for calculation shall be:

$$\text{Charge} = (\text{actual} / \text{approved})^d \times \text{charge rate (\$/kg)} \times \text{kg pollutant}$$

where

- **d** is a constant to be determined by Council;
- the minimum ratio for (*actual / approved*) is 1.0;
- *approved* means the sewer admission limit value or other negotiated value defined in the trade waste approval;
- *actual* means the actual quantity or concentration value which has been admitted to the sewer (same units as *approved*); and
- an example of the *charge rate* and *kg pollutant* is shown in the Category 2 charges calculation in section 7.1.2 where N is the *charge rate* and $Q \times X \div 1000$ is the *kg pollutant*.

The period of the charge will be the time period, based on the sampling frequency, over which the limits are considered by RW to have been exceeded. Sampling charges are to be borne by the discharger.

6.1.4 Equivalent arrestor charges

This charge applies where an existing waste stream requires the installation of an arrestor to provide best practice pre-treatment for Category 2 wastes, but site-specific conditions do not allow for appropriate devices to be installed.

In addition to the normal Category 2 charges (section 7.1.2), a charge equal to the average cost paid by other trade waste generators of similar waste type and quantity, to have arrestors regularly cleaned, may apply.

6.1.5 Charges for food waste disposal units

Trade waste generators with food waste disposal units (garbage grinders, fruit and vegetable peelers) shall be charged an amount based on the power of the motor. This charge will apply in addition to general charges under section 7.1.2.

	Rated power, watts	Units [#]
Category A	< 400	2C
Category B	400-700	6C
Category C	700-1000	8C
Category D	1000-1500	12C
Category E	1500-2000	14C
Category F	> 2000	16C

C is equivalent to the annual domestic sewage unit charge.

6.2 Trade waste fees

6.2.1 Charging

Trade waste fees may be charged in accordance with Council's debtor management policies.

6.2.2 Inspection and analysis fees

The trade waste charges in all categories (section 7.1.2) allow for routine inspections and quality compliance analyses. Where additional inspections and laboratory analyses are required because of non-compliance with trade waste approval conditions, full costs will be recovered from the owner of the property.

Inspection fees shall be based on the time spent on site and travel to and from the site.

6.2.3 Application fees

No application fee applies.

6.2.4 Annual charge

An annual charge shall be charged for all category discharges. The charge will be subject to annual review.

6.2.5 Septic tank and other liquid waste fees

Licensed waste transporters (section 13) and other persons disposing of septic tank, portable toilet or other approved liquid waste to the sewer or sewage treatment plant under approved conditions shall be charged on a calculated volume basis (\$/kL) which takes account of both the volume and strength of the waste.

6.3 **Changes to the use of premises**

The owner of premises subject to a trade waste approval shall notify council in writing within 20 working days of any change to the premises that affects the trade waste approval.

When the owner of premises the subject of the trade waste approval notifies Council of a change to the premises caused by the cessation of business, the owner of the premises shall also give council verification that any pre-treatment apparatus, no longer being used, has been cleaned out and/or serviced.

6.4 **Refunds on cessation of discharge**

If a holder of an approval ceases to discharge between billing periods, a refund will be offered for the annual charge on a pro rata basis. Should the owner of the premises fail to notify RCC of a change of ownership, termination of a business or demolition of a building within 20 working days of the occurrence of such an event, no refund will be granted.

6.5 **Trade waste and owner water sub-meters**

If required for trade waste billing, sub-meters are to be fitted at the property owners' expense and in a position where they may be easily and safely read.

6.6 **Damaged, missing or inaccurate meters**

Where a trade waste or owner sub-water meter is found to have been removed/ damaged/ reading inaccurately or has ceased to register, the generator is to have this meter replaced or repaired at their cost and at the direction of Council.

Should this meter affect the calculation of a discharge charge, the current reading will not be used. Instead the charge will be calculated using the highest of any historical data (based over the previous 3 years) relating to that meter or to an industry average: whichever is the highest.

6.7 Home businesses

Businesses working from home which are full time enterprises are considered to be trade waste dischargers and charges according to category will apply.

Part time Category 2 type dischargers such as cooking meals will be considered trade waste dischargers and trade waste charges will apply.

Businesses working from home such as hairdressers, jam makers, sandwich makers and green caterers (Category 1) working up to 3 days a week are not considered to be trade waste generators.

6.8 Community service obligations

Under POL-2659 Community Benefit Policy for Fees and Charges Discounts, Council may provide discounts on trade waste charges to community groups.

Application for classification as a concessional property is made under POL-2658 Community Service Obligation policy and associated guidelines.

For businesses on concessional properties no trade waste discharge treatment charge applies. Payment of the trade waste generator charge is still required.

Regular use of a commercial kitchen (4 times or more per week) is deemed to be commercial use and all trade waste charges apply whether or not the property is classified as concessional.

6.9 Remissions on trade waste charges

Upon application Council may provide remissions on trade waste discharge treatment charges.

- Either the property owner or the business owner may submit the application.
- The application may be made by writing a letter to Council or by completing the appropriate Council form, and with the provision of all supporting information and documents. The application is forwarded to the trade waste officer for initial assessment.

Situations in which a remission may be allowed are:

- (a) where water meter consumption is used to estimate trade waste volume and where a water leak occurs on the property such that the leaking water does not enter the sewer system or does not classify as trade waste. Evidence must be provided about the nature of the leak and that it has been fixed;
- (b) where it can be demonstrated that the methodology used to calculate the trade waste charge was not accurate or not applicable at the time.

Where the water consumption volume must be estimated due to a leak:

- After the leak is repaired 2 meter readings 2 weeks apart are taken in order to confirm the leak has been repaired successfully. The first reading is taken immediately after the leak is repaired.
- The water consumption is estimated in accordance with POL-2592 Concealed Leaks policy:
 - In the first instance the consumption measured by the customer over the 2-week period is used to estimate the consumption for the period under review.

- If the readings provided by the customer are not considered representative, consumption may be estimated from the customer's average water consumption for previous billing periods. Provided they are applicable, the previous 4 billing periods are averaged.
- The remission calculation is based on the difference between the actual water consumption and the estimated water consumption.

The remission will be applied as an adjustment to the customer's property account.

The maximum period for which the remission is calculated is 2 reading periods.

Application for the remission must be made within 4 months of the issue of the charge.

A register will be kept of all charge remissions given.

Circumstances outside this policy may be considered on a case-by-case basis in accordance with POL-3114 Exceptional Circumstance Waiver Policy.

7. Determination of discharge quantity and quality

7.1 Determination of discharge quantity

7.1.1 Category 1 and 2

In the absence of an approved trade waste flow meter, the volume of trade waste discharged shall be estimated from total metered water consumption, less an allowance for domestic waste based on 75 kL/annum per pedestal and an allowance for water consumed on the property, based on a discharge factor.

Investigations have established a basis for estimation of the proportion of water consumption discharged as trade waste by various types of trade and manufacturing processes. These will form the basis of the initial fraction applied when an approval is issued. Where there is no fraction available, 100% discharge will be assumed.

Where individual trade waste generators have information that would indicate a departure from these bases, application may be made for reconsideration of the fraction used.

Where the balance from the main water meter consumption must be allocated to several trade waste businesses, this is done proportionately according to

- a sizing assessment of the trade waste fittings which discharge to sewer; and
- the hours of operation.

High volume Category 1 trade waste generators may, and are encouraged to, install an approved flow measurement device to be calibrated as specified in the approval conditions.

7.1.2 Category 2 (separately metered trade waste)

The volume of trade waste discharged to the sewer shall be measured by an approved flow measurement device calibrated as specified in the approval. This should be located on the trade waste discharge stream, which should be separate from the domestic waste discharge stream.

Where the flow measured includes domestic waste, an allowance of 75 kL/annum per pedestal shall be made.

Trade waste generators exempt from installing a flow measurement device shall have the volume of discharge estimated as under section 11.1.

Additional charges may be applied for over limit waste discharges 7.1.3.

7.2 Determination of discharge quality

7.2.1 Category 1

Quality measurements for Category 1 discharges are required for compliance checks only. This shall be done as part of the inspection and monitoring program. The cost shall be covered by the annual trade waste charge except where additional inspection and testing is required because of non-compliance. Additional charges are levied to the holder of the approval as prescribed in section 7.1.3.

7.2.2 Category 2

(a) Requirement for quality measurements

Quality measurements are required for both charging and compliance purposes for large heavy customers such as food manufacturers and chemical industries that are not deemed to comply, and must be consistent with RCC inspection and monitoring results.

For charging purposes, an approved self-monitoring system by the trade waste generator shall be used to collect sufficient data to enable the average mass load for the designated charging period to be calculated. Where pre-treatment is required to meet sewer admission limits for specified parameters, self-monitoring will be required for those parameters, or a suitable surrogate, to confirm satisfactory pre-treatment.

Requirements for self-monitoring and auditing shall be specified in the approval.

The holder of the approval shall meet all costs of self-monitoring.

RCC shall inspect the premises and collect and analyse samples for overall assessment of compliance with sewer admission limits and approval conditions as part of its inspection and monitoring program. The cost is covered by the annual trade waste charge. Where additional inspection and testing is required to be done as a result of non-compliance, the costs will be levied to the holder of the approval as prescribed in section 7.1.3.

(b) Use of quality data

All sample analysis results will be assessed after each sampling event. The contaminant mass load for each charge parameter is calculated and compared to sample analysis data collected over the previous 4 account periods. Additional sampling may be required for the current account period.

(c) Application of quality data

- If the contaminant mass load for a charge parameter is less than the rejection limit, the result is included in the charge calculation.

- If the contaminant mass load for a charge parameter is greater than the rejection limit but less than or equal to the exclusion limit, it is not used for the charge calculation but is included in future statistical calculations.
- If the contaminant mass load for a charge parameter is greater than the exclusion limit, it is not used for the charge calculation and is excluded from future statistical calculations.

(d) Definitions

- Rejection limit: 1.5 standard deviations above the mean of the last 4 billing periods.
- Exclusion limit: 3 standard deviations above the mean of the last 4 billing periods.

7.2.3 Deemed to comply

For small discharges such as restaurants where no data analysis is available to provide an accurate charge, 'Deemed to comply' to sewer admission limits will be used to calculate quality charges.

Billing methodology and discharge factors used for individual businesses are approved by the Service Manager.

8. Audit, inspection and monitoring

8.1 Inspections

For the purpose of monitoring and auditing the conditions of discharge, RW shall routinely and randomly inspect all premises occupied by the holder of a trade waste approval.

Inspections will include, but may not be limited to, the following:

- check of all chemical storage areas to ensure that they are properly bunded and are not improperly connected to sewer;
- check that there are no illegal stormwater connections to the trade waste system or sewerage;
- check that there are no illegal trade waste connections to stormwater or sewer and that there is no potential for trade waste to overflow improperly to sewer, stormwater or waterways;
- check pre-treatment facilities are regularly and properly serviced and standby equipment is available where necessary;
- check monitoring of strength and flow is undertaken as required under the trade waste approval;
- check work practices do not result in a breach of the trade waste approval or legislation.

8.2 Dye test

A Council officer may need to ascertain whether specific waste streams or processes are connected to the trade waste pre-treatment system. A fluorescent dye is added to the waste stream and the device examined for evidence of dye.

8.3 Inspection chambers and/or gauging facility

Category 2 waste shall be discharged to the sewerage system via a suitable inspection chamber and/or gauging facility. The inspection chamber and/or gauging facility shall be located on the trade waste discharge line in an area which is accessible at all times to Council's officers thus allowing for sampling and/or monitoring equipment to be installed and operated.

A suitable 240-volt power outlet and a standard water supply outlet with back-flow prevention device installed within 3 metres of the grease arrestor in accordance with AS3500 Part 1, AS2845.3 and approved at all gauging facility sites.

For new Category 1 and 2 installations, the trade waste discharge line shall be separate from the domestic waste discharge line. For existing installations, retrofitting is not required except where it may be done during any proposed upgrading or alterations to the installation.

Where a commercial or industrial premise generates trade waste but does not discharge trade waste to the sewerage system, suitable inspection access shall be installed on the sanitary drain, in an accessible location, prior to leaving the property and/or connecting into the sewer. This is to enable monitoring of waste discharges.

Arrestor trap installations and other pre-treatment devices on premises discharging category 1 waste shall have inspection access provided externally to the building, within the premises, at finished ground level.

9. Discretionary power

Notwithstanding the provisions of this policy, given the complexity of many industrial wastes and the need to protect RCC's sewerage system and employees, and the environment, acceptance of any given trade waste to sewer shall always be subject to approval by RCC.

Under section 34 of the *Water Supply (Safety and Reliability) Act 2008*, Council may give a notice to do remedial work and may recover certain costs. This also serves as a notice under section 132 of the *Local Government Act 2009*.

Under section 193 of the *Water Supply (Safety and Reliability) Act 2008*, Council may issue a fine if a business discharges trade waste to sewer without an approval.

10. Records and reports

Council will develop a trade waste database for the purpose of maintaining, in a publicly accessible form, information on waste generation within council's local government area. The database will list information on trade wastes routinely produced by commerce and industry, by location, volume and character. A component of the database will contain trade waste information based on information produced by holders of trade waste approvals, and from monitoring conducted by or under council direction.

The trade waste database will facilitate the local recycling and reuse of wastewater, and will assist Council in wastewater management planning and reporting.

11. Implementation

This plan will become effective immediately and will be implemented over a phase-in period of 12 months or by an agreed date for existing businesses. New businesses will be required to fully comply with the policy from their date of commencement.

Appendix 1 Sewer admission limits

The upper limits for the quality of trade waste discharged to the sewer for all categories are set out below. They are subject to periodic review.

Schedule I GENERAL LIMITS

Parameter	Concentration, mg/L except *
Temperature *	< 38°C
pH *	6 - 10
Biochemical oxygen demand (BOD ₅)+#	600
Chemical oxygen demand (COD)+#	1500
Total organic carbon (TOC)+#	1200
Suspended solids+#	600
Total dissolved solids (TDS)+#	10000
Total oil/grease (hexane extractable)	200
Gross solids *	Non-faecal gross solids shall have a maximum linear dimension of less than 20mm and a quiescent settling rate of less than 3m/hr.
Colour *	Limited such as not to give any discernible colour in treatment works discharge.
Odour *	Not detectable in 1% dilution or causing an odour problem in Council's wastewater system
Chlorine (as Cl ₂)	10
Sulphate (as SO ₄ ⁻)#	2000
Sulphite (as SO ₂)	100
Surfactants - Anionic (MBAS)	500
Aluminium (as Al)#	100
Iron (as Fe) #	100
Ammonia plus ammonium ion (as N)#	100
Total Nitrogen (as N)#	150
Total Phosphorus (as P) #	50
Manganese (as Mn)	100

+ The total mass load and the capacity of the sewerage system to accept the load shall be considered for each application.

Council may, in some circumstances, accept waste containing higher concentrations of these substances. Additional charges for treatment (section 7.1.2) will apply.

Schedule II PROHIBITED DISCHARGES

- Prohibited substances as defined in Schedule 1 of the *Water Supply (Safety & Reliability) Act 2008*.
- Radioactive substances except as allowed for under *the Radiation Safety Act 1999* and *the Radiation Safety Regulation 2010*.
- Pathological and infectious waste and Cytotoxic waste except as allowed for under the *National Guidelines for Waste Management in the Health Industry*, National Health and Medical Research Council, 1999.
- Genetically modified (engineered) organisms.

Schedule III SPECIFIC LIMITS - INORGANIC

Parameter	Concentration, mg/L
Boron (B)	100
Bromine (Br ₂)	10
Fluoride (F ⁻)	30
Cyanide (CN ⁻)	5
Sulphide (S ²⁻)	5

Schedule IV SPECIFIC LIMITS - METALS

Parameter	Maximum concentration mg/L	Lower daily mass load g/day
Arsenic (As)	5	15
Cadmium (Cd)	2	6
Chromium (Cr)		
Total	20	75*
Hexavalent	10	
Cobalt (Co)	10	30
Copper (Cu)	10	75
Lead (Pb)	10	30
Mercury (Hg)	0.05	0.15
Nickel (Ni)	10	30
Selenium (Se)	5	15
Silver (Ag)	5	15
Tin (Sn)	10	30
Zinc (Zn)	10	75

The concentration values apply to discharges having a daily mass load between the lower daily mass load (LDML) and the upper daily mass load (UDML). For small discharges with a daily mass load below the LDML, no concentration limits apply. Dischargers who exceed the UDML limits will be required to take measures to meet the UDML. This may involve treating to a lower concentration than indicated above.

* For discharges below the LDML, hexavalent Cr must be reduced to trivalent Cr.

Schedule V. SPECIFIC LIMITS - ORGANIC

Council may request specific demonstrable evidence based on degradability and toxicity concerning substances listed below.

Parameter	Maximum concentration, mg/L
Formaldehyde (HCHO)	50
Phenolic compounds (as Phenol)	100
Pentachlorophenol	5
Petroleum hydrocarbons	30
Halogenated aliphatic hydrocarbons	5
Halogenated aromatic hydrocarbons (HAHs)	0.002
Polychlorinated biphenyls (PCBs)	0.002
Polybrominated biphenyls (PBBs)	0.002
Polynuclear aromatic hydrocarbons (PAHs)	5
Pesticides: general (insecticides/herbicides/fungicides) ⁺	1.0
Pesticides: organophosphates	
Azinphos-methyl	0.1
Azinphos-ethyl	0.1
Coumaphos	0.1
Demeton	0.1
Dichlorvos	0.1
Dimethoate	0.1
Disulfoton	0.1
Fenitrothion	0.1
Fenthion	0.1
Malathion	0.1
Methamidophos	0.1
Mevinphos	0.1
Omethoate	0.1
Oxydemeton-methyl	0.1
Parathion	0.1
Triazophos	0.1
Trichlorfon	0.1
Pesticides: organochlorines	
Aldrin	0.001
Chlordane	0.006
DDT	0.003
Dieldrin	0.001
Heptachlor	0.003
Lindane	0.100

+ This category covers all pesticides other than those specifically listed under organophosphate and organochlorine pesticides.

Schedule VI. Any substance not listed in the above tables is a prohibited discharge and may not be discharged without prior approval. RW may request specific demonstrable evidence based on degradability and toxicity for any substance when assessing acceptance to sewer.

Appendix 2 Trade waste charges

Trade waste charges are determined each year at Council's annual budget meeting for the following parameters:

Trade waste charges are calculated quarterly and billed to the property owner to appear on the following rate notice.

Trade waste charges	Charge type
Trade waste generator charge	Fixed annual fee for each trade waste generator
Trade waste discharge treatment charge – volume, \$/kL	Dependant on trade waste discharge volume.
Trade waste discharge treatment charge – quality - \$/kg	Dependant on trade waste discharge strength.
	BOD
	COD
	NFR
	Oil & grease
	Nitrogen
	Phosphorus
Constant "d" for use when determining "additional charge" for excess strength waste	

12. Contact information

Office hours Senior Trade Waste Officer P 07 3829 8843
M 0417 732 408

After hours Redland City Council emergency service P 07 3829 8999
F 07 3829 8765

Appendix 3 Trade waste sample collection methodology

Grease arrestors (traps)

The collection of trade waste samples from grease arrestors must be carried out using a standardised methodology by competent persons for samples to reflect actual discharge conditions. This, in turn, ensures that the samples collected are truly representative and that the trade waste fees and charges applied through the sample analysis results are based on true operating conditions. Samples may be “grab” or time based samples.

Failure to properly collect samples may result in financial penalties to dischargers that might otherwise have been avoided.

Sampling timing

Samples must be collected in the middle period between grease arrestor cleaning events to reflect an “average pollutant level” of the arrestor. Sampling at other times results in incorrect sample results which can lead to incorrect trade waste charging.

Where samples are believed to have been collected too early, an audit sample may be collected and analysed by RCC and the costs charged to the discharger.

Sampling

Samples must be collected in a manner that reflects actual operating conditions. Hence, the following sampling technique must be employed.

Grease arrestor with separate inlet and outlet

- (a) The arrestor inlet and outlet caps are removed.
- (b) The trapped outlet pipe of the arrestor is cleared of fats and other obstructions using a hose or by pouring sufficient water into the pipe to clear the obstruction(s) from the outlet pipe. This is required to obtain a “clean” sample.
- (c) If there is no flow through the arrestor, flow is simulated by pouring at least 20 litres of water down the inlet pipe. The sample can then be collected from the arrestor outlet when, and only when, a representative discharge is observed. Pouring more water down the inlet pipe may be required to attain true discharge conditions.

Grease arrestor with internal outlet

Where a trap has no external outlet pipe and discharges directly past the last baffle, the area behind the last baffle and before the outlet pipe is to be thoroughly cleaned and the flow simulation above then carried out.

Samples shall not be collected from inside a grease arrestor. The analysis of these samples will be rejected.

The analysis result samples that are collected at times outside the recommended times may be rejected.

A 2 litre sample of the trade waste is to be collected for analysis and kept in a cool condition.

Analysis should be carried out by a NATA registered laboratory; or one that meets *Australian Standard 9001*.

REFERENCE DOCUMENTS

This guideline has been developed to support the application or administration of POL-1234 Trade Waste Policy.

ASSOCIATED DOCUMENTS

Legislation and Standards

- *Water Supply (Safety & Reliability) Act 2008*
Water Supply (Safety & Reliability) Regulation 2011
- *Environmental Protection Act 1994*
Environmental Protection Regulation 2008
Environmental Protection (Water) Policy 2009
- *Local Government Act 2009*
- *Plumbing and Drainage Act 2002*
Plumbing and Drainage Regulation 2003
Standard Plumbing and Drainage Regulation 2003
- *Radiation Safety Act 1999*
Radiation Safety Regulation 2010
- *Gene Technology Act 2001*
Gene Technology Regulation 2002
- *Australian Gene Technology Act 2000*
- Australian Sewage Quality Management Guidelines 2012
- National Guidelines for Waste Management in the Health Industry, National Health and Medical Research Council, 1999.

Trade Waste fact sheets and forms

- FS508 trade waste fact sheet
- B9151 A guide to trade waste
- CSRWTW001 Application for approval to discharge trade waste into sewer
- CSRWTW002 Application for amendment of approval to discharge trade waste into sewer
- CSRWTW004 Trade waste water leak application
- CSRWTW005 Request for review of trade waste decision
- CSRWTW006 Guideline for grease arrestor sizing

Other Council documents

POL-1837 Revenue policy
POL-2592 Concealed Leaks policy
POL-2658 Community Service Obligation
POL-2659 Community Benefit Policy for Fees and Charges Discounts
POL-3114 Exceptional Circumstance Waiver policy

DOCUMENT CONTROL

- Only the General Manager Infrastructure & Operations can approve amendments to this guideline. Please forward any requests to change the content of this document to the Manager.
- Approved amended documents must be submitted to the Corporate Meetings & Registers team.

11.5.3 REQUEST FOR NEW LEASE - MULTIPLE SPORTING CLUBS

Objective Reference: A244684
Reports and Attachments (Archives)

Attachments: [Macleay Island Bowls Club](#)
[Redland Rugby Union and Recreation Club Inc.](#)
[Mooroondu Sports and Recreation Club](#)

Authorising Officer: 
Gary Soutar
General Manager Infrastructure and Operations

Responsible Officer: David Katavic
Acting Group Manager City Spaces

Report Author: Leah Moir
Acting Senior Leasing Officer

PURPOSE

The purpose of this report is to gain Council approval to enter into new leases with the following sporting clubs, subject to verification that they have completed all outstanding issues:

- Macleay Island Bowls Club (current lease expiry 30 June 2015 on Council owned land),
- Redland Rugby Union & Recreation Club Inc. (current lease expiry 31 August 2015 on Reserve Trustee land); and
- Mooroondu Sports & Recreation Club Inc. (current lease expiry 15 August 2015 on Council owned land).

As an interim measure for tenure purposes the leases will be held over on the previous lease.

BACKGROUND

The leases to the listed sporting clubs have expired and Council officers have completed financial sustainability checks and building condition audits for each club. Where there are safety or legislated maintenance activities outstanding, a new lease will not be entered into until these have been completed and verified.

ISSUES

The matters outstanding at the Macleay Island Bowls Club, Redland Rugby Union & Recreation Club Inc., and Mooroondu Sports & Recreation Club Inc. (reported on 07 August 2015) have now been rectified.

City Sport & Venues Unit have recommended a 10-year lease in each instance in line with Council Policy POL-3071.

STRATEGIC IMPLICATIONS

Legislative Requirements

The *Local Government Regulation 2012* s.236(1)(b)(ii) requires that Council agree by resolution that it is appropriate to dispose of an interest in land to a community organisation, other than by tender or auction. As these sporting clubs meet the definition of a community organisation, s.236(1)(b)(ii) applies and allows this lease of Council land.

Risk Management

All new leases require building and public liability insurance to be maintained by the club.

Facilities Services will conduct inspections to ensure compliance with occupant safety and building condition, and there are clauses under the proposed leases to address any non-compliance to these.

City Sport & Venues will work more closely with these clubs going forward to ensure the club can operate for the benefit of the community in a compliant manner.

Financial

Council will not incur any expenses with this lease as lease preparation costs and registration in the Titles Office are to be paid by the lessee in all cases.

People

This recommendation does not have Council staff implications.

Environmental

No environmental issues have been identified.

Social

Granting a new lease to these sporting clubs will provide continued support to these active and community-focussed groups within the Redland area.

Alignment with Council's Policy and Plans

Council Policy POL-3071 Leasing of Council Land & Facilities supports leases to not-for-profit community organisations.

The Redland City Council Corporate Plan 2010-2015 is supported by this proposal, particularly:

7. Strong and connected communities

- 7.5 - Increase the physical activity participation of residents and deliver programs and incentives that strengthen opportunities for sport and recreation.

CONSULTATION

The Facilities Services Manager has consulted with:

- Portfolio 5 Chair;
- Divisional Councillor;
- Service Manager Sport & Facilities;
- Business & Infrastructure Finance team; and
- General Counsel.

OPTIONS**Option 1**

That Council resolves to:

1. Make, vary or discharge a new lease to:
 - Macleay Island Bowls Club Inc. (Lots 274-278 RP31212) for 10 years;
 - Redland Rugby Union & Recreation Club Inc. (Lot 139 CP884273 and Lot 139 SP188041) for 10 years (Trustee Lease); and
 - Mooroondu Sports & Recreation Club Inc. (Lot 145 on RP1420) for 10 years;on terms and conditions considered satisfactory to the Chief Executive Officer.
2. Agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing the proposed lease to a community organisation, other than by tender or auction.
3. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to make, vary, discharge and sign all associated documents.

Option 2

That Council resolves to not enter into new leases with these clubs.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. **Make, vary or discharge a new lease to:**
 - **Macleay Island Bowls Club Inc. (Lots 274-278 RP31212) for 10 years;**
 - **Redland Rugby Union & Recreation Club Inc. (Lot 139 CP884273 and Lot 139 SP188041) for 10 years (Trustee Lease);**
 - **Mooroondu Sports & Recreation Club Inc. (Lot 145 on RP1420) for 10 years;**on terms and conditions considered satisfactory to the Chief Executive Officer;
2. **Agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing the proposed lease to a community organisation, other than by tender or auction; and**
3. **Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to make, vary, discharge and sign all associated documents.**

Macleay Island Bowls Club
Lot 276 RP31212
28-36 Benowa Street, Macleay Island



Redlands Rugby Union & Recreation Club Inc.
Lot 139 SP188041
38A William Street, Birkdale



Mooroondu Sports & Recreation Club Inc
Lot 145 RP 14120
208-212 Mooroodu Road, Thorneside



11.5.4 POLICIES TO BE DECLARED OBSOLETE – POL-3038, POL-3030 AND POL-3059

Objective Reference: A298427
Reports and Attachments (Archives)

Attachments: [POL-3038 - Drawing Water from RCC's Reticulated Network](#)
[POL-3030 – Redland City Council Security Policy](#)
[POL-3059 – Wastewater Main Extensions - Request from Resident](#)

Authorising/Responsible Officer: 

Gary Soutar
General Manager Infrastructure & Operations

Report Author: **Shelley Thompson**
Personal Assistant to General Manager
Infrastructure & Operations

PURPOSE

The purpose of this report is to declare obsolete the 3 attached Council policies:

- POL-3038 Drawing Water from RCC's Reticulated Water Network;
- POL-3030 Redland City Council Security Policy; and
- POL-3059 Wastewater Mains Extensions – Request from a Resident.

BACKGROUND

As part of Infrastructure & Operations' ongoing review of overdue policies, procedures and guidelines, it has been identified that:

- POL-3038 Drawing Water from RCC's Reticulated Water Network contains information more relevant to a work instruction than a high level policy and as it is specific to the work of Water & Waste Operations, it will immediately be converted to a work instruction;
- POL-3030 Redland City Council Security Policy is not needed as a policy as it overlaps significantly with Council's WHS requirements, operating procedures and code of conduct;
- POL-3059 Wastewater Mains Extensions – Request from a Resident is no longer applicable as the intent of this policy was to provide incentive for properties not connected to the wastewater network to do so. This came about as development advanced and the sewerage area of Redland City increased. In recent years, there have been no requests from residents for such connections. Invariably, properties that may fall into this category are subject to a development application or reconfiguration which are already outside of the policy applicability.

ISSUES

No issues have been identified that will result from declaring these policies obsolete.

STRATEGIC IMPLICATIONS**Legislative Requirements**

No legislative requirements identified.

Risk Management

No risks identified.

Financial

No financial implications identified.

People

No people issues identified.

Environmental

No environmental issues identified.

Social

No social implications identified.

Alignment with Council's Policy and Plans

The decision will have no impact on Council's policy and plans.

CONSULTATION

Consultation occurred with:

- General Manager Infrastructure & Operations;
- Executive Leadership team;
- Group Manager Water & Waste Operations;
- Business & Infrastructure Finance team; and
- Corporate Meetings & Registers team leader.

OPTIONS**Option 1**

That Council resolves to declare the following policies obsolete:

- POL-3038 Drawing Water from RCC's Reticulated Water Network;
- POL-3030 Redland City Council Security Policy; and
- POL-3059 Wastewater Mains Extensions – Request from a Resident.

Option 2

To not declare any policy obsolete, which would result in three irrelevant policies.

OFFICER'S RECOMMENDATION

That Council resolves to declare the following policies obsolete:

- **POL-3038 Drawing Water from RCC's Reticulated Water Network;**
- **POL-3030 Redland City Council Security Policy; and**
- **POL-3059 Wastewater Mains Extensions – Request from a Resident.**

Drawing water from Redland City Council's reticulated water network

Head of Power

Redland City Council (RCC) has the power to levy utility charges, including water, under section 963 and 973 of the *Local Government Act 1993* as the water service provider.

Chapter 10 of the *Local Government Act 1993* permits charging water utility charges on the basis of consumption.

The *Water (Safety and Reliability) Act 2008* gives the water service provider the authority to restrict access to fire hydrants and to restrict the distribution of its water under Section 145 (1) of the *Water (Safety and Reliability) Act 2008*

Section 244 of the *Act* allows the water service provider to cancel a permit.

Section 110 (2) (i) of the *Water Act 2000* allows the water service provider to fix a meter to a hydrant.

Part 8 of *Redland Shire Council Local Law 31 (Water Supply)* gives the water service provider power to appraise and inspect vehicles for water transportation in accordance with AS3500 prevention of backflow and to charge for the issue of permits to take water from the service provider's network.

Policy Objective

External contractors and business operators require direct access to RCC's water network in order to carry out their particular business. These typically include water carters, construction industry, property developers, and minor contractors such as road cutters, parks and gardens maintainers.

The Queensland Water Commission's (QWC) water restrictions designate those commercial activities for which the use of potable water is not permitted without the written approval of the service provider.

The purpose of this policy is to establish a framework for taking water from RCC's water distribution network to ensure:

- the taking of water from the network is fair, equitable and regulated;
- vehicles and other facilities used for taking and transporting water are capable of delivering a safe potable supply to consumers;
- prevention of contamination of council's water supply due to contractors and customers directly accessing the water network; and
- a suitable and equitable method of charging for taking water based on consumption.

Redland City Council Security Policy

Version Information

Head of Power

This policy supports Council's Corporate Plan 2010-2015, strategic priority "Inclusive and Ethical Governance" Objective 8.6 Implement a comprehensive enterprise approach to risk management across the organisation. It also supports requirements of our statutory obligations in accordance with the *Workplace Health and Safety Act 2011 (Qld)* and demonstrates its commitment to safety and security of staff, visitors and property.

Policy Objective

To establish and maintain levels of security which are appropriate to protect Council Officers and property so as to undertake Council business effectively; and to preserve stakeholder and client confidence in Council.

Policy Statement

Redland City Council is committed to providing a secure working environment for staff, visitors and public who access Council facilities, as well as the protection and preservation of property, equipment, information and the reputation of the Council.

All Councillors, staff, and contractors will make themselves aware of all relevant security procedures, strategies, and resources as may relate to their duties, and shall discharge their responsibilities to safeguard Council's interests, to the best of their abilities.

Policy Goals

- To manage and deliver overall security risk management.
- To ensure relevant security practices, procedures, strategies, and resources are developed and implemented.
- To ensure all Councillors and staff receive training and instruction in their obligations and responsibilities as may be applicable to their duties.
- To ensure any act, omission, circumstance, or occurrence which directly or indirectly adversely effects, or is likely to adversely effect, the security of Redland City Council facilities, Councillors, staff, visitors, contractors, and/or assets is reported.
- To ensure all buildings, facilities and areas which Council occupies are provided with a level of protection commensurate with the risk, both during and outside normal working hours.

Associated Documents

- *Workplace Health and Safety Act 2011 (Qld)*
- *Workplace Health and Safety Regulations 2011 (Qld)*
- AS/NZS 4804:2001 – Occupational Health & Safety Management Systems.
- AS/NZS:4360:2004 – Risk Management.AS:3745:2002 Emergency Control Organisation & Procedures for Buildings.

CMR Team use only

Department: Corporate Services
Group: Office of General Manager
Approved: General Meeting 21.12.2005
(Minor Amendments Approved Mayor & CEO 13.10.2012)

Effective date: 13.10.2012
Version: 2
Review date: 31.10.2015
Page: 1 of 2

policy document

Corporate POL-3030

Version Information

Version number	Date	Key Changes
2	16/10/12	<ul style="list-style-type: none">▪ Update 'Shire' to 'City'▪ Update to reflect Corporate Plan 20102-2015▪ Update WH&S Act to 2011

CMR Team use only

Department: Corporate Services
Group: Office of General Manager
Approved: General Meeting 21.12.2005
(Minor Amendments Approved Mayor & CEO 13.10.2012)

Effective date: 13.10.2012
Version: 2
Review date: 31.10.2015
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Wastewater Main Extensions – Request from a Resident

Head of Power

- *Water Supply (Safety and Reliability) Act 2008*
- *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*

Policy Objective

The objective of this policy is to provide an incentive for residents who wish to connect to the wastewater reticulation network with the aim of encouraging higher public health standards expected from access to reticulated wastewater services.

Policy Statement

For applications for extensions in areas where no wastewater connection is available to the property, council will contribute the design and construction of the first 25 metres of the sewer and a manhole if required where:

- the property can be served from the reticulated wastewater system and council has not resolved to limit extensions in the area;
- the allotment is not greater than 2000m²;
- the applicant contributes the remainder of the estimated wastewater mains extension cost;
- the property is not subject to any land redevelopment and/or reconfiguration in accordance with the Redlands Planning Scheme.

Council's contribution payment, where applicable, will be made once a Registered Professional Engineer of Queensland (RPEQ) certificate is provided that works were constructed in accordance with the design.

CMR Team use only

Department: Redland Water
Group: Distribution & Treatment Services
Approved: General Meeting
Date of Approval: 30/05/2012


Effective date: 01/07/2012
Version: 1
Review date: 30/06/2013

Policy Statement

1. Access and consumption of water should be fair and equitable for all users of the water retailing system in the city, including both commercial and domestic fixed meter service customers as well as external contractors and business operators, and full revenue should accrue in this use.
2. Access to water mains by external contractors and business operators is to be regulated by a permit system issued by council:
 - a. permits may be issued subject to reasonable conditions, having regard for the particular circumstances;
 - b. permits should only be issued to applicants who demonstrate appropriate usage and compliance in accordance with council's local laws, QWC's water restrictions and all other relevant legislation;
 - c. if the conditions of the permit are not complied with, the permit may be cancelled and any apparatus, which may be in the possession of the permit holder, recovered;
 - d. applications received will be reviewed in relation to relevant legislation and industry practices. Where in the opinion of the reviewing officer's the application the application may be rejected.
3. Water may only be taken from water mains and hydrants by means of apparatus which are able to measure the consumption of water and issued by council, such as automated filling stations and metered hydrant standpipes unless otherwise specifically permitted.
4. The permit holder will be charged utility charges for water consumption on the basis of the measured consumption at the current commercial rate.
5. Any apparatus issued by Council will remain its property. Permit holders will be charged a refundable security deposit on issue of the apparatus and a recurring permit fee for the use of the apparatus.
6. If water taken is to be transported, the requirements of Part 8 of Council's Local Law 31 (Water Supply) and any other relevant legislation must be satisfied by any person intending to transport, deliver or supply water for domestic purposes.
7. The receiving vessel is to comply with AS3500 and ensure prevention of contamination of Council's water supply by means of a device to prevent the reverse of flow from a potentially polluted source into potable water supply system. A certificate of compliance is required by an approved tester.

11.5.5 RESOLUTION OF COUNCIL TO CALL EXPRESSION OF INTEREST FOR BULKY HOUSEHOLD ITEM COLLECTION SERVICE AND THE ESTABLISHMENT OF A REDLANDS COMMUNITY RECYCLING WORKSHOP

Objective Reference: A389948
Reports and Attachments (Archives)

Authorising Officer: 
Gary Soutar
General Manager Infrastructure and Operations

Responsible Officer: Kevin Mcguire
Group Manager Water and Waste Operations

Report Author: Robert Walford
Service Manager RedWaste

PURPOSE

This report seeks Council resolution in accordance with section 228 of the *Local Government Regulation 2012* (LGR2012) to invite expressions of interest (EOIs) from suitably qualified social benefit suppliers and social enterprises to provide an on-demand bulky household item collection service, and to establish a Redlands Community Recycling Workshop prior to inviting written tenders from shortlisted respondents to the EOI for the selection of a contractor.

BACKGROUND

At the Councillor workshop on 16 June 2015, Council requested further investigation and consultation to assess community expectations on a bulky waste collection service. Councillors expressed interest in a modified service that would provide an opportunity for residents to have large, bulky items collected and disposed that may otherwise be difficult to transport to Council's waste transfer stations. Further discussions included delivery of bulky item collection services by community organisations and engaging participants under the Work for the Dole program.

ISSUES

Council currently provides limited assistance to eligible residents for the collection and disposal of bulky items through the Home Assist Secure Program. A dedicated service to provide bulky household item collection to all Redland City residents is a new service level. Similarly, there is no established facility of this type for the recovery, reuse and recycling of bulky household items utilising social benefit or social enterprise suppliers.

Annual expenditure cannot be fully determined at this stage however due to the likely value to provide this service, procurement methods including proceeding immediately to inviting written tenders and exceptions to inviting written tenders available under the LGR2012 have been considered, and it was determined that none of the options are appropriate.

Inviting EOIs will:

- provide the information necessary for Council to understand the opportunities and constraints in the current social benefit and social enterprise market as they relate to waste and recycling services;
- allow social benefit and social enterprise suppliers the opportunity to provide input to determine the most suitable outcome to meet Council's needs;
- provide Council financial intelligence in terms of the exposure to costs as this type of service has not previously been provided to the Redlands community;
- assist Council with achieving better value for money by letting the social benefit and social enterprise market know that the market has been canvassed,
- provide the information necessary to proceed to inviting written tenders for the proposed services.

Financial assistance to the community sector via the community grants programme or targeted funding allocation is not deemed suitable due to the ongoing contractual arrangement and annual expenditure. The provision of bulky household item collection service must be governed by strict key performance indicators (KPIs) and contract management framework consistent with a formal procurement process.

To ensure that the procurement process is effective in execution and outcome, it is proposed that EOIs be called and shortlisted. Should suitable responses be provided, Council may invite written tenders from suitable social benefit and social enterprise suppliers, or determine if it is necessary to enter into negotiations with one or more respondents. This will also ensure value for money, not only through the use of a competitive process, but by having considered and determined the most suitable terms and conditions before inviting tenders.

Bulky household item collection service

In calling EOIs, Council is seeking social benefit and social enterprise suppliers to respond to the provision of a bulky household item collection service. The service would provide Redlands residents an opportunity to request the collection and disposal of a limited volume or quantity (i.e. up to 5 items or 2m³) of large bulky items including but not limited to beds, furniture and white goods from each rateable residential property once per financial year.

The successful respondent will be required to manage collection requests via telephone or internet, scheduling and logistics of collections and transport of materials for beneficial reuse at the Community Recycling Workshop or disposal.

A limit to the type and nature of acceptable waste is aligned to the materials which likely can be recycled, reused or repaired at the Community Recycling Workshop. Only bulky items that can be lifted by 2 people will be accepted. Acceptable and unacceptable items for collection include:

Accepted items ✓	Unacceptable items ✗
<ul style="list-style-type: none"> ✓ White goods (fridges, freezers, washers) ✓ Furniture ✓ Bed frames and mattresses ✓ Computers and IT equipment ✓ Bicycles and small metal items 	<ul style="list-style-type: none"> ✗ Garden waste ✗ General household waste ✗ Paints and chemicals ✗ Gas Bottles, batteries and tyres ✗ Home renovation and rubble

Community Recycling Workshop

Council is keen to explore opportunities to increase workplace participation for disadvantaged members of the Redlands community including Work for the Dole or people with disability. Investigations have identified an opportunity to establish a Community Recycling Workshop managed by social benefit suppliers and social enterprises undertaking resource recovery and training activities utilising Work for the Dole participants or people with disability. These additional activities may include:

- Customer service interface for the management and scheduling of bulky household item collections
- Recovery, repair and resale of furniture;
- Recycling of whitegoods and IT products;
- Bicycle repair and reuse.

The bulky household item collection service would supply reusable or recyclable products to the Community Recycling Workshop to support these activities. The successful respondent will be required to manage collection requests via telephone or internet, scheduling and logistics of collections and transport of materials for beneficial reuse at the Community Recycling Workshop or disposal.

Redland City Council budget commitment

The proposed bulky household item collection service and Redlands Community Recycling Workshop will require operational budget allocation for 2016/17 and for the ongoing program life. Council's ongoing financial commitments can only be determined following receipt and evaluation of EOIs and subsequent invitation to tender responses.

Community participation in the bulky item collection service and resulting waste volumes are not known at this stage and RCC may be required to allocate additional budget if required. Council expenditure is estimated to be \$250,000 per annum (GST excl) for 2016/17. Annual expenditure will be recovered by the RedWaste Business Unit through Community Service Obligation (CSO).

Timing and delivery

To ensure that the procurement process is effective in execution and outcome, it is proposed that EOIs be called and shortlisted. Should suitable responses be provided, Council may invite written tenders from suitable social benefit and social enterprise suppliers, or determine if it is necessary to enter into negotiations with one or more respondents. Mobilisation and commencement of bulky item collection services and the establishment of the Community Recycling Workshop would occur from 1 July 2016.

STRATEGIC IMPLICATIONS

Legislative Requirements

It is a requirement of section 228 of the LGR2012 that Council may only invite expressions of interest if:-

- Council decides, by resolution, that it would be in the public interest to invite expressions of interest before inviting written tenders; and
- Council records its reasons for making the resolution in the minutes of the meeting at which the resolution was made.

The expression of interest is required to be conducted in accordance with the legislative requirements of the *Local Government Act 2009* (LGA2009) and the LGR2012.

Risk Management

The risks associated with inviting expressions of interest are managed by conducting the process in accordance with the legislative requirements of the LGA2009 and LGR2012 and adherence to all Council policies, guidelines and procedures relating to the procurement process, and probity principles.

Proceeding to expressions of interest will allow Social Benefit Suppliers and Social Enterprises to provide responses in accordance with their capabilities and experience, and allow Council to select the most appropriate supplier to deliver the Bulky Item Collection Service and Community Recycling Workshop.

The proposed on-demand Bulky Item Collection Service has the advantage of reducing amenity and liability concerns as the material would be collected from within the property boundary. This would also serve to reduce trip and traffic hazards and enforcement through local laws avoid neighbours following suit and setting out material without a booking.

Effective and targeted communications will be required to ensure the community understands the bulky household item collection service goals and limitations. Managing community expectations and engagement in the service may mitigate adverse reactions resulting from residents expecting a standard 'kerbside collection' of general waste.

Financial

There are no direct financial impacts to Council resulting from the expression of interest. Human Resource costs have been incorporated in the 2015/16 annual budget.

The expressions of interest and subsequent invitation to tender responses will provide a clearer indication of the initial and ongoing annual financial commitment of the proposed bulky household item collection service and Community Recycling Workshop contract on future Council budgets.

People

Suitably qualified and experienced staff are available to ensure the Expressions of Interest and Tender process are delivered.

Environmental

There are no identified environmental impacts in calling Expressions of Interest for waste and recycling collection services.

Social

There are no social impacts identified resulting from the report. However, social benefits of the proposal include:

- the creation of a Community Recycling Workshop in Redland City providing real life work experience outcomes to local jobseekers, and people with disability;
- Provides a tailored solution to bulky household item collection removal while contributing to Council's resource recovery strategies;
- Strengthens partnerships with social benefit and social enterprise organisations.

Alignment with Council's Policy and Plans

The proposed contract aligns to Council's Corporate Plan 2015 - 2020 as follows:

2. Green Living - Implement Council's waste management strategy by applying best practice principles in pricing, public awareness, resource management, recycling and recovery.
7. Strong and Connected Communities - Council's assessment of community issues and needs provides timely opportunities to pursue grants and partnerships that realise long-term benefits.

CONSULTATION

Consultation on the proposed Redlands Community Recycling Workshop has included:

- Mayor;
- General Manager Infrastructure and Operations;
- Group Manager Water and Waste Operations;
- RedWaste Services Unit;
- Business & Infrastructure Finance team;
- General Counsel;
- Strengthening Communities Unit; and
- Senior Procurement Officer

OPTIONS

Option 1

That Council resolves as follows:

1. In accordance with section 228 of the *Local Government Regulation 2012*, the RedWaste Services Unit invite expressions of interest prior to inviting written tenders for the selection of a suitably qualified social benefit and social enterprise provider for the collection, transport and disposal of bulky items from Redland City households, and to establish a Redlands Community Recycling Workshop to reuse or recycle recoverable household items;
2. That, in the best interest of Council, invite written tenders from shortlisted respondents from the expression of interest for the selection of a contractor to enter in a bulky household item collection and Redlands Community Recycling Workshop contract;
3. To delegate authority to the Chief Executive Officer to make, vary, discharge and sign all associated documentation with regard to the bulky household item collection and Redlands Community Recycle Workshop contract, subject to the completion of a formal invitation to tender process from shortlisted expression of interest respondents; and
4. To approve a provisional budget of \$250,000 for the 2016/17 financial year, and each subsequent year, subject to change following receipt of expressions of interest and invitation to tender.

Option 2

That Council resolves as follows:

1. In accordance with s230 of the *Local Government Regulation 2012*, direct the RedWaste Services Unit to develop a tender consideration plan to enter into a contractual arrangement without first inviting written quotes or tenders;
2. To adopt the said tender consideration plan once developed and presented to Council; and
3. To delegate authority to the Chief Executive Officer to make, vary and discharge a bulky household item collection and Redlands Community Recycling Workshop contract with selected social benefit or social enterprise supplier.

Option 3

That Council resolves to:

1. Not invite expressions of interest for the proposed bulky household item collection service and establishment of the Redlands Community Recycling Workshop; and.
2. Provide further direction to RedWaste on preferred bulky household item collection services.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. **In accordance with section 228 of the *Local Government Regulation 2012*, the RedWaste Services Unit invite expressions of interest prior to inviting written tenders for the selection of a suitably qualified social benefit and social enterprise provider for the collection, transport and disposal of bulky items from Redland City households, and to establish a Redlands Community Recycling Workshop to reuse or recycle recoverable household items;**
2. **That, in the best interest of Council, invite written tenders from shortlisted respondents from the expression of interest for the selection of a contractor to enter in a bulky household item collection and Redlands Community Recycling Workshop contract;**
3. **To delegate authority to the Chief Executive Officer to make, vary, discharge and sign all associated documentation with regard to the bulky household item collection and Redlands Community Recycle Workshop contract, subject to the completion of a formal invitation to tender process from shortlisted expression of interest respondents; and**
4. **To approve a provisional budget of \$250,000 for the 2016/17 financial year, and each subsequent year, subject to change following receipt of expressions of interest and invitation to tender.**

12 MAYORAL MINUTE

In accordance with s.22 of POL-3127 *Council Meeting Standing Orders*, the Mayor may put to the meeting a written motion called a 'Mayoral Minute', on any matter. Such motion may be put to the meeting without being seconded, may be put at that stage in the meeting considered appropriate by the Mayor and once passed becomes a resolution of Council.

13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS

In accordance with s.262 *Local Government Regulation 2012*.

14 NOTICES OF MOTION

14.1 NOTICES OF MOTION – CR BISHOP

14.1.1 RELEASE OF DOCUMENTS

On 5 November 2015, in accordance with s.3(4) of POL-3127 *Council Meetings Standing Orders*, Cr Bishop gave notice that he intends to move as follows:

That Council resolves to release all relevant background documents used to inform decision makers during Phase 1 of the Birkdale Commonwealth Land Review Process, and that these reports be made publicly available via Redland City Council's website at Council's earliest convenience.

14.1.2 CONTINUATION OF HERITAGE REGISTER

On 5 November 2015, in accordance with s.3(4) of POL-3127 *Council Meetings Standing Orders*, Cr Bishop gave notice that he intends to move as follows:

That Council resolves to request officers recommence and finalise the 2012 RPS Heritage Review, in order to inform Councillors and residents about future heritage matters in Redland City, and that this work be completed as soon as reasonable.

14.1.3 LOCAL HERITAGE REGISTER

On 5 November 2015, in accordance with s.3(4) of POL-3127 *Council Meetings Standing Orders*, Cr Bishop gave notice that he intends to move as follows:

That Council resolves to conduct a workshop for Council and community about the process of proposing, assessing and deciding significance of a place for future inclusion on a Redlands Local Heritage Register established under the Part 11 of the Queensland Heritage Act 1992, and that this workshop be conducted by Redland City Council Officers at their earliest convenience.

15 URGENT BUSINESS WITHOUT NOTICE

In accordance with s.26 of POL-3127 *Council Meeting Standing Orders*, a Councillor may bring forward an item of urgent business if the meeting resolves that the matter is urgent.

16 CLOSED SESSION**16.1 ORGANISATIONAL SERVICES****16.1.1 REDLAND INVESTMENT CORPORATION QUARTERLY REPORT TO COUNCIL**

Objective Reference: A270073
Reports and Attachments (Archives)

Authorising Officer: 
Nick Clarke
General Manager Organisational Services

Responsible Officer: Peter Kelley
CEO Redland Investment Corporation

Report Author: Grant Tanham-Kelly
CFO Redland Investment Corporation

EXECUTIVE SUMMARY

Council or Committee has a broad power under Section 275(1) of the *Local Government Regulation 2012* to close a meeting to the public where there are genuine reasons why the discussion on a matter should be kept confidential.

OFFICER'S RECOMMENDATION


That the meeting be closed to the public to discuss this matter pursuant to Section 275(1) of the *Local Government Regulation 2012*.

The reason that is applicable in this instance is as follows:

- (h) *other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage*

16.1.2 RESOLUTIONS FOR TOONDAH HARBOUR PRIORITY DEVELOPMENT AREA

Objective Reference: A393443
Reports and Attachments (Archives)

Authorising Officer: 
Nick Clarke
General Manager Organisational Services

Responsible Officer: Peter Kelley
CEO Redland Investment Corporation

Report Author: Anca Butcher
Solicitor

EXECUTIVE SUMMARY

Council or Committee has a broad power under Section 275(1) of the Local Government Regulation 2012 to close a meeting to the public where there are genuine reasons why the discussion on a matter should be kept confidential.

OFFICER'S RECOMMENDATION

That the meeting be closed to the public to discuss this matter pursuant to Section 275(1) of the *Local Government Regulation 2012*.

The reason that is applicable in this instance is as follows:

(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage

16.2 INFRASTRUCTURE & OPERATIONS**16.2.1 BANFIELD LANE CAPALABA ROAD OPENING**

Objective Reference: A389795
Reports and Attachments (Archives)

Authorising Officer:



Gary Soutar
General Manager Infrastructure & Operations

Responsible Officer:

Bradley Salton
Group Manager Project Delivery

Report Author:

Lauren MacNair
Surveyor

EXECUTIVE SUMMARY

Council or Committee has a broad power under Section 275(1) of the Local Government Regulation 2012 to close a meeting to the public where there are genuine reasons why the discussion on a matter should be kept confidential.

OFFICER'S RECOMMENDATION

That the meeting be closed to the public to discuss this matter pursuant to Section 275(1) of the *Local Government Regulation 2012*.

The reason that is applicable in this instance is as follows:

- (h) *other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage*

16.3 COMMUNITY & CUSTOMER SERVICES**16.3.1 PROPOSED ENVIRONMENT CHARGE PROPERTY ACQUISITIONS**

Objective Reference: A406952
Reports and Attachments (Archives)

Authorising Officer:



Louise Rusan
General Manager Community & Customer
Services

Responsible Officer: Gary Photinos
Group Manager Environment & Regulation

Report Author: Ben McMullen
Service Manager Environment & Education

EXECUTIVE SUMMARY

Council or Committee has a broad power under Section 275(1) of the Local Government Regulation 2012 to close a meeting to the public where there are genuine reasons why the discussion on a matter should be kept confidential.

OFFICER'S RECOMMENDATION

That the meeting be closed to the public to discuss this matter pursuant to Section 275(1) of the *Local Government Regulation 2012*.

The reason that is applicable in this instance is as follows:

- (h) *other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage*

17 MEETING CLOSURE